



— SHAG END —

DEVELOPMENT LIMITED

ASSOCIATION INFORMATION

Welcome package and practical information for owners, residents and guests



● 1601 Lower Water St, Suite 602, Halifax, NS B3J 1V4, Canada



SHAG END LOT OWNERS ASSOCIATION

Community governance, shared infrastructure and key contacts

Welcome

This package is designed to help owners, residents, family members, guests and renters understand the subdivision, the association and the surrounding area. Please share the relevant information with anyone using your property.

Association Overview

TOPIC	CURRENT INFORMATION
Association	Shag End Lot Owners Association (SELOA), a legal entity registered in Nova Scotia.
Purpose	Maintenance of subdivision roadways and common areas, together with community communication and coordination.
Annual contribution	Currently \$900 per lot, collected by Halifax Regional Municipality as part of the annual property tax.
Annual meeting	Normally held in August. Notice is generally sent by e-mail approximately three weeks in advance.
Voting	One vote per lot. All lot owners are welcome and encouraged to attend.
Contact records	Please keep your current e-mail address and lot number on file with SELOA.
General e-mail	shagend@outlook.com

A Brief History

Shag End was established in the early 1970s, when the Schmidt family built a road and a house known as “The Mansion” at the end of Black Point Drive.

The original house has since been removed. The surrounding land was subsequently developed by Shag End Developments Ltd., a Nova Scotia registered corporation.

SELOA was formed to coordinate the maintenance of roads and common areas and is managed by a volunteer board elected at the annual general meeting.



ACCESS, SAFETY & COMMUNITY USE

Practical rules for everyday life at Shag End

Gate and Access

TOPIC	CURRENT INFORMATION
Gate code	A homeowner code will be provided. A separate contractor code may be used for trades and construction access.
Visitors	The call box outside the gate allows visitors to select a resident and call the supplied phone number. Pressing 9 on the resident's phone opens the gate.
Leaving	The gate opens automatically for vehicles leaving the peninsula.
Emergency access	Emergency vehicles can access the subdivision.
Important warning	Never push the gate open manually, as this may damage the opening mechanism.

Mail, Roads and Shared Areas

TOPIC	CURRENT INFORMATION
Mailboxes	Group mailboxes are located outside the gate near the main road.
Post office	Tantallon Post Office, 12724 Peggy's Cove Road, telephone 902-826-7762.
Speed limits	Observe all posted speed limits and ensure family, visitors and contractors do the same. Excess speed damages the roads and increases maintenance costs.
Construction traffic	Coordinate heavy construction, deliveries and activities that may affect the roads in advance.
Shared assets	Respect common areas, shoreline access, walking paths, neighbouring properties and community infrastructure.

Owner Responsibilities

- Keep contact and ownership details up to date.
- Follow restrictive covenants and obtain all applicable approvals.
- Coordinate heavy construction and road impacts in advance.
- Respect shared assets, shoreline access and neighbouring properties.
- Pay association contributions by the applicable due date.



WASTE & RECYCLING

Garbage shed procedures and collection guidelines

Location

The garbage shed is located at the end of Crown Drive. Garbage, recycling and composting are handled at this shared facility.

Sorting Guidelines

TOPIC	CURRENT INFORMATION
Cardboard	Flatten, cut and bundle cardboard to the dimensions posted in the shed. Every dimension must pass through the cardboard gauge.
Recyclables	Place recyclables in blue bags and lay them along the front wall to the right when entering.
Compost	Place all food waste in the two green bins at the centre of the back wall.
Garbage	Use clear bags and place them in the front-left corner. No food is permitted in garbage. Each household may use one dark bag per pickup.
Collection	Garbage, recycling and compost are picked up on alternating Thursdays.
Please note	The posted signage in the garbage shed and Halifax waste guidance take precedence if collection requirements change.

Quick Community Checklist

- No food waste in garbage bags.
- Use blue bags for recyclables.
- Use the green bins for organics.
- Flatten and bundle cardboard correctly.
- Keep the doorway and marked clear areas unobstructed.



LOCAL AMENITIES

Useful services and destinations around the Peggy's Cove loop

Location

Shag End is approximately 17 kilometres from Peggy's Cove. Gas stations are available at both ends of the Peggy's Cove loop.

Turning Right When Leaving the Gate

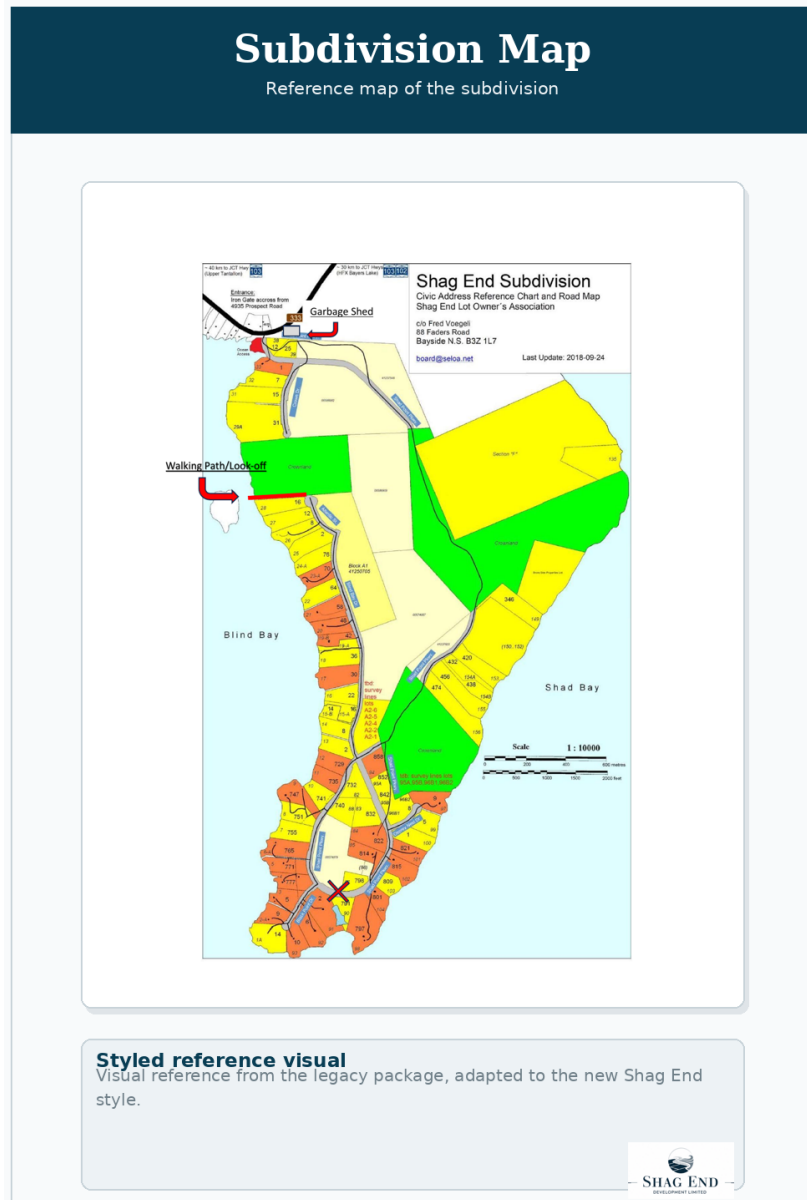
TOPIC	CURRENT INFORMATION
Golf	Granite Springs Golf Course
Food	Emileo's Snack Bar – Shad Bay
Dental	Shad Bay Dental – Shad Bay
Convenience	Prospect Food, including a convenience store and liquor outlet – Prospect Bay Road
Community	Royal Canadian Legion Branch 153 – Whites Lake
Market	Mabel's Country Market – Whites Lake
Recreation	Prospect Road Community Centre – Hatchet Lake
Pharmacy / Clinic	Guardian Drug Store and Clinic – Hatchet Lake

Turning Left When Leaving the Gate

TOPIC	CURRENT INFORMATION
Restaurant	Shaw's Landing Restaurant (seasonal / closed in winter)
Automotive	APD Motorsport
Restaurant	Finer Diner
Automotive	Homestead Automotive Repair
Restaurant	Rhubarb Restaurant

SUBDIVISION MAP

Reference map showing the garbage shed, roads and walking path / look-off



The map is reproduced from the existing SELOA welcome package and should be used as a general reference only.

GARBAGE SHED GUIDE

Visual layout of the shared waste and recycling area

Garbage Shed Guide

Shared waste and recycling layout



Thank you for following these guidelines. ©ELGA Executive

Styled reference visual
 Visual reference from the legacy package, adapted to the new Shag End style.



Please follow the signs and keep the central access area and doorway clear.

HALIFAX WASTE GUIDE

What goes where

Halifax Waste Guide

Municipal waste and recycling reference



Please visit halifax.ca/recycle or download the Halifax Recycles app for a complete listing of what goes where.

Styled reference visual
 Visual reference from the legacy package, adapted to the new Shag End style.



For the latest municipal requirements, refer to the current Halifax household waste guidance.



CONTACTS & REQUEST FORM

Keep the association informed about changes affecting the community

Contacts

TOPIC	CURRENT INFORMATION
SELOA e-mail	shagend@outlook.com
John Marshall	902-471-8761
Wayne Joy	902-943-3965
Emergency	911

Request / Approval Form

FIELD	DETAILS
Owner / Property	Name and lot / PID
Request	Describe proposed activity or change
Timing	Proposed start and end date
Contractor	Company and contact details
Attachments	Plans, survey, insurance or permits
Association response	Approved / Approved with conditions / Further information required

Disclaimer: This document reformats the information contained in the previous SELOA welcome package. Association rules, fees, contacts and municipal requirements may change; current instructions and official notices take precedence.