



PHASE 1 ARCHITECTURAL GUIDELINES

REVISED MAY 28, 2014

DEVELOPER

1290765 ALBERTA LTD
#110, 259 MIDPARK WAY SE
CALGARY, AB T2X 1M2

TEL: 403.256.3668

FAX: 403.256.3433

CRAIG JOHNSON

EMAIL: cjohnson@goldentriangleconstruction.com

ENGINEERING CONSULTANT

URBAN SYSTEMS LTD.
#101, 2716 SUNRIDGE WAY NE
CALGARY, AB T1Y 0A5

TEL: 403.291.1193

SARA ANDERSON, PROJECT MANAGER

EMAIL: sanderson@urbansystems.ca

SURVEYOR

URBAN SURVEYS
#101, 2716 SUNRIDGE WAY NE
CALGARY, AB T1Y 0A5

TEL: 403.291.1193

COLIN D. KEIR, PROJECT MANAGER

EMAIL: ckeir@urbansystems.ca

ARCHITECTURAL GUIDELINES CONSULTANT

HOME WORKS
ARCHITECTURAL DESIGN
#167 MT. ASSINIBOINE CIRCLE SE
CALGARY, AB T2Z 2N6

TEL: 403.236.5119

CEL: 403.510.2244

LEANNE GRAHAM, ARCHITECTURAL COORDINATOR

EMAIL: lgraham@homeworksweb.com

Web: www.homeworksweb.com

GENERAL

- OBJECTIVE:** The Kinniburgh South Architectural Guidelines are in place to achieve the highest possible standard of visual appeal in this subdivision, thereby benefitting the homeowners by protecting the value of their investment. The objective is to establish a setting of high quality homes in keeping with the prestigious nature of the Kinniburgh South subdivision (the “Subdivision”).
- CONCEPT:** These Architectural Guidelines will ensure that a high standard of appearance is maintained in architectural styles and exterior finishing materials by providing visual control for siting, detailing and colour, while still allowing for diversity. The concept is to draw from a variety of design elements to allow the homeowner to customize the look of their new home. However, the overall aesthetics and property value for all the homeowners in the community will still be preserved by ensuring the integration of each unit into the overall look of the area in order to achieve the best possible streetscape. Emphasis will be concentrated on trying to create a strong “curb appeal” to each home in Kinniburgh South through attention to architectural design and detail. Designers are to pay particular attention to the attributes of the home sites.
- DISPUTE:** Individual concerns will be adjudicated by the Developer’s Architectural Guidelines Consultant, or its successor, and its decision will be final.
- APPROVALS PROCESS:**
- a) The lot owner (“Owner”) shall submit details of the proposed plot plan (which MUST be to a scale of 1:200), house plans, elevations, landscaping grades, finishes and colour schemes, as detailed in these Architectural Guidelines to *Home Works Architectural Design*, Attention: Leanne Graham, Architectural Coordinator (www.homeworksweb.com) (the “Architectural Coordinator”)
 - b) The Architectural Coordinator shall review the submission and make recommendations for any necessary changes. These changes must be agreed to by the Owner before the final approval form and grade slips are issued. Requests to the Architectural Coordinator for revisions to drawings already submitted for approval, or those drawings previously submitted and approved, must be in writing.
 - c) Compliance with approved plans and details shall be checked during construction. Any deviations from the approved plans shall be cause for damages as outlined herein.
 - d) The final approval form when issued shall include details of house plans, finishes, colour schemes, setbacks, side yards, footing grades, finished grade elevations, and other pertinent details. Restrictive Covenants may be placed on the title to the lot to ensure compliance with certain requirements. Any caveat filed by the Owner shall be discharged on registration of title so such Restrictive Covenants and any other contemplated encumbrances will bind the Owner’s title.
 - e) The Owner shall observe all Town of Chestermere by-laws and other legal requirements. As respects the lot (“the Lot”), the Owner shall observe the requirements of the Developer’s Development Agreement with the Town of Chestermere.
 - f) Development of the Subdivision may be phased.
 - g) The Architectural Coordinator may in respect of the Lot, or any other part

of the lands which comprise the Subdivision, waive compliance with certain of these Architectural Guidelines.

- h) No approval by the Developer, its Architectural Coordinator, or its other consultants shall be other than an approval of the Developer’s requirements and, in particular, shall not be any representation or compliance with any engineering requirements or any legal requirements of the Town of Chestermere or any other governmental agency or body, all of which are the sole responsibility of the Owner.

HOUSE REQUIREMENTS

OBJECTIVE:

The primary thrust of these guidelines and controls is geared towards the overall “streetscape” and curb appeal of this subdivision through attention to detail on the home entry, and the use of landscaping nodes combined with walkway design.

COMMON VALUE:

The “common value” principle ensures that homes in the same section of the community will have similar dollar value appearance, based on size and level of exterior detailing. For example, a home which uses vinyl siding (a less expensive material than stucco or stone tile) situated among homes using stucco, would be required to incorporate additional design elements such as a covered front porch, extensive window and gable end detailing, or brick, stone, etc. finishing, in order create a higher dollar value appearance.

ARCHITECTURAL ELEMENTS:

Architectural harmony in Kinniburgh South will be based on design elements that originate from traditional styles of architecture, i.e. Tudor, Georgian, and Craftsman. Lot owners may choose to build a home that represents the pure architectural style stated previously, or one that is a hybrid of the design elements taken from two or more of these styles. These styles have their own well-defined looks, but at the same time they do share similar elements and complement each other nicely. Particular attention should be given to design elements that are readily available from local sources and can be installed by skilled professionals well versed in the best installation procedures.

The guidelines both encourage and enforce diversity by giving the option to choose from a number of architectural styles. This will ensure eclectic exterior facades, contrary colours and contrasting exterior finishes as part of the streetscape. There will be no more than two of the same architectural styles permitted in a row.

This traditional principle defines the limits as to what architectural styles will be allowed in Kinniburgh South. A house plan that is at odds with the styles listed above (e.g. a flat roofed Santa Fe Adobe design) will not be accepted by the Architectural Coordinator.

IDENTICAL HOUSE:

Houses with similar elevations will not be permitted WITHIN FOUR (4) LOTS from each other (ie three (3) on either side), or across the street, without significant changes to the house style, roof pitch, and exterior colour and finishes. The excessive repetitive use of similar elevations three (3) lots apart on one street or cul-de-sac is not permitted.

The first home to be constructed on a given street will have all the options available. There will be a narrower range of options available to the succeeding houses.

These Architectural Guidelines will also determine “massing”. South Kinniburgh has a wide variety of home sites. Homes must be designed to maximize the width of the building envelope, no more than for (4) meter of side yard will be permitted). Corner lots will be given to bungalows and split level designs to lessen the “canyon” effect. Some consideration will be afforded to innovation of sites that flank onto wider streets.

ELEVATIONS:

Although front elevations are the single most important elevation, all exposed elevations will be reviewed. It is expected that window placement and sizes will be proportional as will window and door trim. Strong elements of batten, lintel, header trim, etc. are required.

Front elevations are expected to incorporate distinctive elements including the use of masonry. The choices of masonry, be it brick or stone, will be a reflection of the traditional home style the submission is emulating. For example, random stone such as “RiverRock” is most likely used on “Craftsman” style homes that have other “cottage” design elements (front porches, etc.). In any event, masonry will make up a significant portion of the front elevations and all returns will be a minimum of two (2’0”) feet.

The front entry will be the focus of the front elevation. Attention to detail should include double doors, sidelights, transoms, and perhaps a bright colour on the door reflective of the architectural theme/period.

All front porches will have solid skirts and stair risers. A concrete front step is preferred material over wood. Front railings will reflect the homes theme. Treated wood rail and picket is not acceptable. Glass railing on front elevations will be discouraged.

There will be no flat rear elevations permitted for bungalows, two-storey houses, or two-storey and three-storey walkouts. All homes must have some relief on the rear elevation, and design treatment should blend with the rest of the house. Particular attention must be given to lots backing onto entry roads, and highly visible locations. Homes with rear or flanking elevations will have details continued from the front elevation. Traditional architectural elements shown on the front must be carried to the rear. Open gables facing streets or green spaces should have eight inch (8”) fascia and shadow boards and detailing similar to the front elevation. Fascia to be constructed of smartboard. Shakes must be hardie board as a minimum – NO vinyl shakes will be permitted.

Continuous three-storey elevations must be avoided on walkout lots. The visual impact of the mass must be reduced by the use of recessed upper stories, cantilevers, or secondary roof lines.

All decks that are higher than three (3’0”) feet above the finished grade are to be completed at the time of the house construction, not as a later addition. The supporting columns for these decks are to be a minimum of 12” x 12”, complete with capping detail at top and bottom. Homes backing onto green spaces must have the deck and rails completed during home construction.

TRANSITION:

The transition between different house styles must be made smoothly, ie a bi-level or split level can be used as a transition from a two-storey to a standard bungalow design. Bungalows with a roof pitch of 6:12 may be satisfactory adjacent to a two storey home. The Architectural Coordinator will evaluate the transition on a lot by lot basis and its decision is final.

CORNER LOTS:

A corner lot should be complimented with a low profile on the street flanking side, or preferably, a bungalow. The front entry of the home should be oriented to the civic address street side of the lot. The same level of detail as the front is required on street side elevations of corner lots.

**EXTERIOR
COLOURS:**

The Developer reserves the right to approve siding profiles (preference will be given to traditional lap board profile siding) and colours. Colours cannot be reserved prior to a complete architectural submission. Once submitted, colours will be approved on a lot by lot basis, with rich colours the rule. The goal is only to limit the colour choice on the main body of the house to the extent of avoiding INTENSE SHADES such as mint green, barn red, or corvette yellow. Exceptions to colour choices will be given when taken in consideration with the context of the architectural style of the house. The decision of the Architectural Coordinator is final.

**PRIMARY FINISH
MATERIALS:*****Vinyl Siding***

Upgraded, solid tone vinyl siding with a Triple 3" (T3) lap board profile is required. There should not be lap joints for vinyl siding on the front or rear of the homes, wherever possible. Siding trim on corners must be the same manufacturer, material and colour as the body of the siding. Exception to this guideline may be given when taken in consideration with the house architectural style, where contrasting trim may be appropriate. Premium upgraded siding colours by vinyl siding manufacturers will be required; however, peach, pink or dusty rose colours/tones are not acceptable. Siding colours may not repeat within three (3) lots.

Horizontal Siding

If using hardboard siding, the butt joints are allowed on the side elevations, but are to be reduced to as few as possible, with metal cap painted to match the siding. There should be no butt joints for hardboard siding on the front or rear of the homes, wherever possible. The colour choices for hardboard siding will be similar to the vinyl siding palette. In no circumstance would bright or pastel colours be considered (eg. corvette yellow, dusty rose, et al).

Stucco

Smooth or "knocked down" stucco is considered appropriate in some circumstances. Stucco and trim colours are to compliment the architectural theme. The Architectural Coordinator's decision is final.

All homes will have masonry on the front elevation equal to approximately twenty (20%) per cent of the front street exposure. The masonry (brick, stone, cultured stone, etc) will be reflective of the home style and used generally for detailing structure, foundation, columns, fireplaces and the lowest fourth (1/4th) of the shortest wall. All brick and stone is to feel supported. No cantilevered stone or areas of stone on a second story with no supporting stone below will be permitted.

Brick

The brick design on the home must incorporate soldier coursing, row lock coursing, keystones, etc. Brick should return a minimum of two (2'0") feet around a corner. Substantial design treatment is the objective rather than "tack-ons". Colonial style homes require brick rather than stone.

Stone (cultured or quarry)

Stone will be limited to ledgerstone, cobblestone, river rock and castlestone

profiles. Stone should return a minimum of two (2'0") feet around the corner. Substantial design treatment is the objective rather than "tack-ons".

Columns and Pillars

Columns or pillars are not to have corner boards with vertical, or horizontal, (vinyl or aluminium) siding in the space between the corner boards.

CHIMNEYS AND FURNACE FLUES

In all instances, chimneys and furnace flues must be boxed in. Exterior surface must be finished to compliment the architectural theme of the home. Depending upon the theme, the finish may be required to match the primary finish material, or incorporate masonry used for detailing structure of the home.

GARAGES:

Where possible, side drive garages are encouraged. Building lots wider than 16.75 meters at the front set back should incorporate a side drive garage. On all side drive garages, detailing the street side face will be required (eg: boxed out windows).

The side wall of all front drive garages leading to the main entry that are longer than fifteen (15'0") from the front of the garage to the face of the home or front deck, shall be detailed and presented as if it were a front elevation.

A maximum of sixteen (16") inches from the garage roof soffit line to the top of the garage door without extra detailing is required.

The overhead garage door is to be a metal insulated panelled door. All garage doors must be colour co-ordinated to match the house, and the exterior finish must match the primary finish material. Window details are encouraged; however, they will be limited to square windows that take up the space of one panel. Sunburst windows will **not** be permitted.

The garage doors must be seven (7'0") or eight (8'0") feet high. A minimum of two (2'0") feet is required on either side of the garage door on a double garage. If two (2) single doors are used on a double garage, the minimum space between the doors is eighteen (18") inches.

On a triple car garage, the one car portion of the garage must be set back a minimum of two (2'0") feet from the face of the double portion.

ROOFING:

The recommended material is an architectural grade asphalt shingle, sometimes called the 235 Shingle. 3-tab or interlock shingles will not be accepted. Flat profile concrete tile and recycled rubber roof tiles will be given consideration on a home by home basis. Dark colours are recommended. No blue, green, or red roofs will be permitted.

All vents, stacks, etc. must compliment or be painted to match the roofing material.

PARGING:

Parging is required but only to a maximum of two (2'0") feet above the finished grade. Final height of parging on side elevations to be reviewed by the Architectural Coordinator.

MINIMUM HOUSE SIZE:

Size recommendations are intended to preserve each homeowner’s investment by avoiding extremes. The Architectural Coordinator reserves the right to limit the minimum size of the homes constructed on any lot.

R-1 Lots:

- Bungalows: 1,400 square feet total
- 2 Storey: 2,000 square feet total

R-1E Lots:

- Bungalows: 1,600 square feet total
- 2 Storey: 2,400 square feet total

Consideration will be given to excellent design should the minimum not be met.

In all cases this town’s bylaws will govern.

LANDSCAPING and EXTERIOR LOT

GENERAL LANDSCAPING:

Planting should conform to the landscaping plan provided to the Town of Chestermere. The landscaping on each lot must be complete within the first growing season of the homeowner taking possession of the home.

SOFT LANDSCAPING:

The front yard landscaping will consist of one (1) eight (8’0”) ft coniferous tree and one (1) 50mm caliper flowering deciduous tree (eg. Schubert Chokecherry, Crabapple, Apple, Mayday, etc.). Poplar trees are NOT permitted. Tree planting must be respectful of site lines and view corridors.

Sodding to the front corners of the residence and shrub beds in extreme shade areas (and in the space between front walks and garages) is required.

Border/privacy hedges are acceptable in rear yards only with the exception of cotoneaster.

DRIVEWAYS AND FRONT SIDEWALKS:

All front driveways, sidewalks and front steps to be broom finished concrete, exposed aggregate, or broom finished concrete with stamped and coloured concrete border or some other form of double application of concrete. A deep tool joint approximately 1.0m from the front edge of the sidewalk, curbs or gutter is also a requirement for maintenance purposes. Driveways are to be between 2% and 10% slope.

RETAINING WALLS:

Neither the Developer nor any of the Developer’s consultants shall take any responsibility for any retaining walls, which may be required on, or between lots. Inter-lot (property line) retaining walls must be installed and paid for (i) by the Owner on the high side OR (ii) by the first Owner affecting grade adjacent to the property line in such a way as to necessitate a retaining wall. Careful design consideration must be applied to all side yards.

Any disputes that may arise regarding the responsibility for retaining walls are to be resolved by the Owner and the Architectural Coordinator to the satisfaction of the Developer prior to the start of construction. Should a dispute not be resolved prior to the Developer obtaining a final acceptance of the subdivision by the Town of Chestermere for overland drainage, then the required walls may be built by the Developer and charged equally to the two (2) Owners. The downside of a retaining wall if located in a front yard, must be sufficiently landscaped to conceal the structure. The Owner is responsible for any retaining walls required on the site.

ACCESSORY BUILDINGS:

As a rule, accessory buildings/sheds are not permitted in this subdivision. Exceptions may be considered in locations where they are not highly visible. In that case, the exterior finish and trim will match the residence.

FENCING:

Lots backing onto the canal right of way will have a one point eight (1.8m) meter black vinyl coated chain link fence along the side(s) of the property bordering the canal.

With the exception of the accent fencing used at the entryways into the subdivision at Sandpiper Lane; at Kinniburgh Blvd, north of Sandpiper Blvd; and at the MR facing Sandpiper Cres., as well as the fencing delineating Lot MR11, Block 10; the Developer installed fencing will be a one point two (1.2m) meter black vinyl coated chain link fence. All Owner installed fencing is to match.

The Owner should review the Restrictive Covenant registered on title respecting fencing, overland drainage swales, and grading of lots.

RECREATIONAL EQUIPMENT:

Recreational vehicles (i.e. motor homes, boats, etc.) **shall not** be stored outside on the property.

OBJECTS PROHIBITED OR RESTRICTED:

A motor vehicle, which is in a dilapidated condition, shall not be allowed to remain outside a building in a residential district.

A commercial vehicle of a gross weight in excess of 4,000 kilograms shall not be allowed to remain on a lot except while actively engaging in loading or unloading.

A commercial motor vehicle or recreational vehicle shall not be allowed in a front yard for longer than 24 hours.

In all cases, recreational vehicles must also be in compliance with any further requirements of the town's by-laws.

SITING OF HOUSE

CONSULTANT:

Check with the Surveyor for all applicable drawings, and any special conditions (i.e. Utility Right of Way Easements, Overland Drainage, etc.)

TOWN OF CHESTERMERE REGULATIONS:

Owners are to ensure that the Town of Chestermere By-laws and Regulations respecting the Lot and house are met.

GRADING:

Owners are to check the Building Grade Plans and conform to them. Do not grade to existing vacant lots or undeveloped land, but to elevations provided.

Note: Final Level or Grades as established by the Developer are protected by the Restrictive Covenant registered on title.

SUGGESTED MAXIMUM SLOPES:

Elevation difference between

- Adjoining lots is a ratio of 1 to 3
- Driveways are to have a slope of no less than 2%, nor greater than 10%

DOWNSPOUTS:

Downspouts must be directed away from the house, to streets or rear drainage structures. Storm water must not be directed onto adjacent lots.

SUBDIVISION APPEARANCE

SIGNS: All signs shall require prior approval from the Developer as to size and location. Excessive abuse of signage, including sandwich boards may necessitate removal of ALL signs.

In any case, all signage must comply with Town of Chestermere By-laws.

EXCAVATION MATERIAL: Owners must ensure that all excavation of clay will be removed to a clay pile. Backfill must be done with brown/black material only. Any material on a road, land, sidewalk or neighbouring lot must be removed immediately or the Developer will arrange for its removal and invoice the Owner for expenses.

CLEANUP: Owners should encourage timely removal by all sub-trades of litter on building sites. Failure to comply will result in a clean-up bill being charged to the lot. Supply of bins by the Owner MANDATORY. Any general clean-up of the subdivision implemented by the Developer can, and will be charged pro-rata to all Owners.

APPROVAL APPLICATION

APPLICATION STEPS: Prior to commencement to building, the Owner should inspect the lot and adjacent lot(s) and all surface improvements and utility services. All discrepancies or damages to be reported in writing to the Developer along with the application for architectural approval. (eg: broken curbs, gutters, sidewalks, fences, etc.) Without this report, it is assumed that any damage is the Owner's responsibility.

Builders must contact the Architectural Coordinator, or its successor, for instructions on submitting for architectural approval. Information required for the submission includes but is not limited to Plot Plan, construction drawings (depicting floor plan, elevations, and cross-sections), exterior finishes, materials, colours, and a completed submission form as required by the Architectural Coordinator. Colour samples may be required if non-standard colours or materials are selected. Incomplete submissions will be rejected.

Formal submission will be approved or rejected within five (5) business days.

The Architectural Coordinator's submission form and method of application must be used when applying for architectural approval.

The Developer may charge a \$100 fee for resubmission of a rejected application for approval. The house must be built, including all designs and details shown on the approved submission. Any deviations from a previously approved application must be resubmitted in writing to the Architectural Coordinator. Revisions may be treated as a resubmission and subject to the additional fee.

PLOT PLANS: Plot plans are a component of the application. The Town of Chestermere's bylaws governing setbacks and drainage must be incorporated into the plot plan when siting the house.

All plot plans must be generated by a legal surveyor or equivalent and include the following information:

- Scale 1:200 metric

- North arrow
- Municipal address
- Legal description of the property
- All property lines, designated and dimensioned
- Size and location of proposed building(s) to property lines, existing buildings and other structures where applicable
- Indicate front, rear, left and right setbacks, measured from the foundation perpendicular to that property line at closest point.
- All cantilevers (including floor, bay windows, fireplaces, eaves, etc.)
- Abutting streets, avenues, lanes, reserves, etc. labelled
- Easements and utility right-of-ways labelled and dimensioned
- Proposed elevation of the actual top of footing
- Design level for the lowest top of footing
- Proposed level of the main sub floor
- Proposed level of other important sub floors
- Retaining wall and locations and grades (as required)
- Spot elevations (geodetic) around buildings with drainage directions indicated
- Dimensions from property line to sidewalk and curb face
- ***Proposed finished Grade Elevations at all building corners and corresponding points at no less than 2% grade.***

NB: Please consult with the Town of Chestermere Planning Department respecting requirements for Building Permit Applications (New Residential).

**DRAWINGS:
ELEVATIONS &
CROSS-SECTIONS**

Drawings depicting ALL FOUR (4) elevations and TWO (2) cross-sections ((i) front to back and (ii) side to side) are also a component of the application.

Elevations and Cross-sections must include the following information:

- Scale: imperial and metric are accepted but must be clearly indicated (eg: one quarter inch equals one foot ($1/4'' : 1'$ or 1:50))
- Exterior design in plan and elevation, showing the disposition of walls, doors, windows, deck, etc.
- All exterior dimensions in plan
- Building heights and floor elevations
- Roof slopes
- All exterior finishes, materials, colours, etc. must refer to current manufacturer's specifications.
- ***Proposed finished Grade Elevations, matching the submitted Plot Plan, at all building corners***

SECURITY DEPOSITS

DEPOSITS:

Unless otherwise provided for in the purchase agreement between the Owner and Developer, the Owner will be required to post a \$10,000.00 ***non-interest bearing*** deposit per lot as performance security pursuant to these Architectural Guidelines. The deposit is payable at the time of submission for Architectural Approval. Damages or infractions will be invoiced on a per lot basis. The Security Deposit is to be paid to the Developer. The deposit, or a portion thereof, may be retained by the Developer for the following violations:

- A. Contravention of Architectural Guidelines.

- B. Damage to:
 - a. Curb Stop – water valve
 - b. Sidewalks, curbs and gutters
 - c. Asphalt
 - d. Boulevard landscaping and trees
 - e. Rear gutters and walkways
 - f. Light standards
 - g. Fire hydrants
 - h. Cathodic Protection Points
 - i. Grading and drainage swales
 - j. Fencing
 - k. Power, Cable, Telephone lines
 - l. Other Developer installed improvements

C. Site Cleanliness

Collection boxes will be used until occupancy. Owner will be held responsible for untidy sites and garbage collection wherein the Developer has to remedy the problem.

**RETURN
PROCEDURE:**

Upon satisfaction of the following:

- the exterior finishes of the house, including walkway and driveway, have been completed;
- FINAL grading to the satisfaction of the Developer’s representative;
- Curb stop/water valve is exposed and marked;
- Sidewalks and curbs cleaned;

the Owner must make written application to the Developer for final inspection and the return of the deposit for that lot. To be certain, no interest is earned, or payable on the said deposit.

The cost of (i) repairs due to damages caused by the Owner to existing features and utilities, and (ii) remedying the Owner’s non-compliance with these Architectural Guidelines in general and the approved architectural submission in particular, will be billed to the Owner. The cost will be deducted from the Owner’s security deposit and the Owner will be invoiced for damages beyond what the security deposit covers. The Developer reserves the right to register a caveat on the title of the Owner’s lot respecting any unpaid charges related to such damages.

SUMMARY IMPORTANT GUIDELINES

**TOWN
REGULATIONS:**

Issuance of grade slip or approved plot plan by the Developer or the consultant in no way absolves Owners from compliance with all Town, Municipal and Provincial statutes.

START:

Site work must NOT commence prior to issuance of grade slip by engineering consultant and/or building permit by Town of Chestermere.

PRE-INSPECTION:

The Owner must pre-inspect their lot for damages to services, walks, or curbs prior to application for grade slip and architectural approval; and list any damages in writing to the Developer.

**ENGINEERING
DRAWINGS:**

Owners must check engineering drawings and the lot to assure that nothing obstructs driveways.

DAMAGES:

Cost of repairs due to damages caused by the Owner to existing features and utilities will be billed to the Owner. The cost will be deducted from the Owner's security deposit and the Owner will be invoiced for damages beyond what the security deposit covers. The Developer reserves the right to register a caveat on the title of the Owner's lot respecting any unpaid charges related to such damages.

CURB CUTS:

Driveway aprons across boulevards and curb cuts in standard curb are the responsibility of the Owner and are to be constructed under the supervision of the consultant. Owners will be invoiced for curb cuts if required.

CERTAIN LOT REQUIREMENTS:

All homes on the R-1 Lots, R-1E Lots, and DC Lots must incorporate double front or side drive garages. All driveways and sidewalks in the subdivision must be poured concrete. Driveways are to be a minimum six (6.0m) meters for depth measured from the property line.

Lots 1 to 6 inclusive and Lot 7MR, Block 1; Lots 1 to 8 inclusive, Block 2; Lots 1 to 26 inclusive and Block 27MR, Block 3; and Lots 1 to 10 inclusive, and Lot 11MR, Block 10 are subject to a Utility Rights of Way Plan. The Owners should consult with the Surveyor respecting the location of same.

Lots 1 to 6 inclusive, Block 1; Lots 1 to 8 inclusive, Block 2; Lots 1 to 26 inclusive, Block 3, and Lots 1 to 10 inclusive, Block 10 have a Restrictive Covenant on title to maintain the general character of the Lots by control of the manner of development for residential housing purposes; and to controlling the drainage thereof. The covenant restricts the installation and maintenance of (i) fencing; (ii) drainage gutters and/or structures; and (iii) final level or grades of the lot established by the Developer. The fencing will be uniform black vinyl coated chain link.

Lots 2 to 5 inclusive and Lot 7MR, Block 1; Lots 1 to 17 inclusive, Block 3; and Lots 3 to 10 inclusive, Block 10 are subject to an Overland Drainage Right of Way Plan.

ARCHITECTURAL APPROVAL:

Owners will comply with the phase of subdivision concept and colour(s) as approved by the Developer on their submission for architectural approval. Once approval has been made, changes will be discouraged to limit conflict with neighbours. Should changes be necessary, they must be approved in writing by the Architectural Coordinator prior to proceeding. Changes will constitute a charge to the Owner.

FINAL INSPECTION:

Requests must be made in writing to the Developer for a final inspection of the property, pursuant to these Architectural Guidelines. Deposits will be returned on the satisfactory completion of the home as approved, the completion of the front yard landscaping, finished grade verification, and the inspection of the developer improvements (eg concrete walks, swales, fencing, etc.) for damages.