



PHASE 2B
ARCHITECTURAL GUIDELINES

GENERAL

- OBJECTIVE:** The objective of the Kinniburgh South Architectural Guidelines is to establish a setting of high-quality homes, in keeping with the prestigious nature of the Kinniburgh South subdivision (the “Subdivision”).
- CONCEPT:** The concept is to preserve the overall aesthetics and property value for all the homeowners in the community by achieving the best possible streetscape. The emphasis will be to create a strong curb appeal through attention to architectural design and detail.
- 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”) must 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 (the “Architectural Coordinator”). Owners will use <https://www2.streetscapeplus.com/> to submit details.
 - b) The Architectural Coordinator will 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 for revisions to drawings must be in writing.
 - c) Compliance with approved plans and details will be checked during construction. Any deviations from the approved plans will be cause for damages as outlined herein.
 - d) The final approval form will 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 lot title to ensure compliance with certain requirements. Any caveat filed by the Owner will be discharged on registration of title so such Restrictive Covenants and any other contemplated encumbrances will bind the Owner’s title.
 - e) The Owner will observe all City of Chestermere by-laws and other legal requirements. As respects the lot (“the Lot”), the Owner will observe the requirements of the Developer’s Development Agreement with the City of Chestermere.
 - f) The Architectural Coordinator may in respect of the Lot, or any other part of the lands which comprise the Subdivision, waive compliance with certain Architectural Guidelines.
 - g) Approval by the Developer, its Architectural Coordinator, or its other consultants is only approval of the Developer’s requirements. Approval is not any representation or compliance with any engineering requirements or any legal requirements of the City of Chestermere or any other governmental agency or body, all of which are the sole responsibility of the Owner.

HOUSE REQUIREMENTS

OBJECTIVE: These guidelines and controls are geared towards the overall streetscape and curb appeal of this subdivision.

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, Prairie, Georgian, French and Craftsman. Homes can represent a pure architectural style or a hybrid of design elements from two or more of these styles. These styles have their own well-defined looks, but also share similar, complementary elements.

The guidelines encourage diversity, and 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. Builders can request to hold an architectural style on a specific lot at <https://www2.streetscapeplus.com>. Any change of the architectural style after the hold has been approved is subject to a \$100 change fee.

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.

IDENTICAL HOUSES: Houses with similar elevations will not be permitted WITHIN FOUR (4) LOTS of 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. Kinniburgh South has a wide variety of home sites. Homes must be designed to maximize the width of the building envelope, no more than four (4) metres sum total side yard will be permitted.

ELEVATIONS: Although front elevations are the most important, all exposed elevations will be reviewed. Window placement and sizes must be proportional as well as window and door trim. Strong elements of batten, lintel, header trim, etc. are required. Elevations visible from a park or green space will require extra architectural detail like window trim and gable detail.

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 reflects.

For example, random stone such as River Rock suits Craftsman-style homes that have other cottage design elements (front porches, etc.). Masonry will make up a significant portion of the front elevations and all returns will be a

minimum of two (2) 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.

All front porches will have solid skirts and stair risers. A concrete front step/porch is required. A wood veranda or porch will be considered if it exceeds one hundred (100) square feet in area. Wood porches are required to have solid panel skirting and stair risers. Treated wood skirt will not be permitted. Front railings will reflect the home's theme. Treated wood rail and picket is not acceptable. Glass railing on front elevations will be discouraged.

Both vinyl and aluminium windows are approved with a minimum 5/8" interior grills. Segmented divided lights in windows are strongly encouraged. Full window batten trim and grills are required on highly visible elevations.

There will be no flat rear elevations permitted on highly visible lots for bungalows, two-storey houses, or two-storey and three-storey walkouts. All homes on high exposure lots 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 (8) inch 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, decks or secondary roof lines. Continuous unbroken fascia lines across the full width of highly exposed elevations will not be permitted.

All decks that are higher than three (3) 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 decks visible from a park or roadway are to be finished to a minimum of 12" x 12", complete with capping detail at top and bottom. Homes backing onto green spaces etc. must have the deck and rails completed during home construction. Highly visible decks between 1.5'- 4' from grade will require a solid screen skirt. Lattice and preserved lumber skirts will not be permitted.

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 8:12 may be satisfactory adjacent to a two-storey home. The Architectural Coordinator will evaluate the transition on a lot-by-lot basis and their 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 and rear elevations of corner lots.

**EXTERIOR
COLOURS:**

Vinyl siding, Hardie siding and stucco are all approved materials in Kinniburgh South. 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. Siding, trim and masonry colours need to suit the architectural style of the design. As an example, red and blue siding are not permitted on a Prairie style 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. Cove profile siding will not be permitted in Kinniburgh South. 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 on the same side of the street or directly across the street.

Horizontal Siding

If using hardboard siding, 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 will bright or pastel colours be considered (eg. corvette yellow, dusty rose).

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. Stucco battens are not permitted in Kinniburgh South.

Battenwork

All architectural trim work around windows, on columns and in gable ends is required to be smartboard or Hardie board. No stucco, aluminium or vinyl trim/battens will be permitted in Kinniburgh South.

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 (1/4) of the shortest wall. All brick and stone is to feel supported. No cantilevered stone or areas of stone on a second story without supporting stone below will be permitted.

Brick

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

Stone (cultured or quarry)

Stone profile and colour will be considered on a lot-by-lot basis. The style and location of stone will be based on the traditional architecture of the home.

Stone is required to return a minimum of two (2) feet around the corner. Substantial design treatment is the objective. No floating stone will be approved in Kinniburgh South.

Columns and Pillars

The proportion of the entry columns are very important. Columns are not to be too narrow for the height. The columns are to be clearly dimensioned for review. Columns or pillars are to be detailed with corner trim to cover seams. Highly visible single-story columns are to be finished to a minimum of twelve (12) inches wide, masonry columns are to be a minimum of sixteen (16) inches

**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.

GARAGES:

Where possible, side drive garages are encouraged. 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) feet from the front of the garage to the face of the home or front deck, will 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) or eight (8) feet high. Garages 24 feet or wider will require two (2) single garage doors.

On a triple car garage, the one car portion of the garage must be set back a minimum of two (2) 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) feet above the finished grade. Final height of parging on side elevations will be reviewed.

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

Consideration will be given to excellent design should the minimum not be met. In all cases the City’s bylaws will govern.

LANDSCAPING and EXTERIOR LOT

GENERAL LANDSCAPING:

Planting should conform to the landscaping plan provided to the City 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) foot coniferous tree and one (1) 50mm caliper flowering deciduous tree (eg. Schubert Chokecherry, Crabapple, Apple, Mayday, etc.) planted in the front yard on lots 15.24m(50’) or wider. Lots narrower than 15.24m (50’) will require one tree in the front yard. 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 are 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 will 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 by the Owner on the high side or 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 City 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 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:

All fencing within the community will be coordinated in design and materials. Chain link and/or wood fencing will be provided by the developer in certain areas of the subdivision. Developer installed fencing adjacent to public space is installed entirely within the lot, inside the property line.

Homeowners are required to maintain the wood screen or chain link fence initially installed by the developer and all homeowner installed fencing must conform to the fence style noted.

In general, perimeter wood screen fencing is not permitted on lots that back onto park. All fencing along property lines must be chain link to match the developer installed chain link. Privacy can be achieved with landscaping or wood screen patio enclosures. For homes that do not border park, homeowners may only construct a six (6) foot wood screen fence along side and rear property lines where the developer has not installed fencing. Common rear property lines between homes that back onto other lots must have a six (6) foot wood screen fence. If a homeowner chooses to build a fence along any rear property line, it must be a six (6) foot wood screen fence built in accordance to the specifications noted below:

Lots backing onto the Canal will have a developer installed six (6) foot black vinyl chain link fence installed inside the rear property boundary. Home owner installed side property line fencing is required to be six (6) foot black vinyl chain link.

Lots backing onto the MR (Block 8, lots 3-13; Block 5, lots 17-26) will have a developer installed 4' black vinyl chain link fence installed inside the property boundary. Home owner installed side property line fencing on lots backing onto the park is required to be 4' black vinyl chain link.

All wood fencing is to be built as per the image below:



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.) **will not** be stored outside on the property.

OBJECTS PROHIBITED OR RESTRICTED:

A motor vehicle, which is in a dilapidated condition, will 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 will not be allowed to remain on a lot except while actively engaging in loading or unloading.

A commercial motor vehicle or recreational vehicle will 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 City'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.).

CITY OF CHESTERMERE REGULATIONS: Owners are to ensure that the City 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 will 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 City of Chestermere By-laws.

EXCAVATION MATERIAL: Owners must ensure that all excavation of clay is 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, and the developer will not accept any invoices for associated repairs.

Builders must contact the Architectural Coordinator 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.

PLOT PLANS:

Plot plans are a component of the application. The City 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 City 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.

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 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

- CITY REGULATIONS:** Issuance of grade slip or approved plot plan by the Developer or the consultant in no way absolves Owners from compliance with all City, Municipal and Provincial statutes.
- START:** Site work must NOT commence prior to issuance of grade slip by engineering consultant and/or building permit by City 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 site 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 R-1 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) metres for depth measured from the property line.
- Some lots may be subject to Utility Right of Ways, Overland Drainage Right of Ways or Restrictive Covenants controlling drainage and fencing.
- 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 via Streetscape 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 landscaping, finished grade verification, and the inspection of the developer improvements (eg concrete walks, swales, fencing, etc.) for damages.

