

## 6.0 LOTS WITH ADDITIONAL DESIGN CONSIDERATIONS

### 6.1 Corner Lots

The lots are as follows:

- Lots 70,84,and 85, Block 24

Corner lots that side onto a street or open space will require additional treatment. The side elevation should be well articulated with various architectural elements appropriate to the overall design of the house. Such elements may include side sloping roof details, box outs, chimneys and fully detailed windows, shadow bands, belly boards, porch or verandas that wrap around from the front of the house.



All cantilevers, box outs, etc., on visible elevations must include their own roofing and overhang.

### 6.2 High Visibility Lots

The lots are as follows:

- Lots 70-74, and Lots 92-107, Block 24

Rear elevations that are visible will require an extra level of detail and incorporate detailing similar to the front elevation and overall design.

## 7.0 LOT GRADING/PLOT PLANS

Lot grading is to be consistent with the approved Subdivision Grading Plan, not to existing vacant lot or unfinished lanes. The costs of obtaining proper grading and drainage are the responsibility of the Builder and/or Purchaser.

All plot plans are to be prepared by the Designated Surveyor. The staking of the home is to be jointly carried out by the Builder and the Designated Surveyor. Plot plans must include the following:

- Scale 1:300 metric;
- North arrow;
- Municipal address;

- Legal description of property;
- All property lines, designated and dimensioned;
- Size and location of proposed building(s) dimensioned to property lines, existing building and other structure where applicable;
- All cantilevers (including floor, bay windows, fireplaces, eaves, etc.);
- Abutting streets, avenues, reserves, etc. Easements and utility right-of-way labelled and dimensioned, accurately figured, explicit and complete;
- Spot elevations around building and drainage directional; and
- Dimensions from property line to sidewalk and face of curbs.



## 8.0 LANDSCAPING (FRONT YARD ONLY) / FENCING

### 8.1 Trees/Sod

High quality landscaping in front yards, such as perennial plantings, rockery, trees, feature gardens, etc. is encouraged. It is the responsibility of the Homeowner to landscape the front yard. In the case of corner lots, the front yard shall include the flanking side yard to the sidewalk, curb or boulevard and to the rear corner of the house.

The minimum landscape standard for all lots shall consist of sod, one tree and a prepared edged mulched shrub bed containing at least six shrubs. Artificial sod is not permitted. Mulch is not an acceptable substitute for sod. Mulch is only acceptable with adequate coverage of plant material. Deciduous trees shall be a minimum of 2" calliper, measured 6" above ground. Coniferous trees (spruce or pine) are to be a minimum of 6' height. Shrubs shall be at minimum 18" in height or spread.

Landscaping must be completed within six (6) months of completion of the house (subject only to seasonal limitations).

## 8.2 Landscape Deposit

The Landscape Deposit will be paid to ensure, inter alia, compliance with these design guidelines. The amount of the Landscape Deposit to be paid will be:

- a. \$2,500.00 for each Lot purchased pursuant to the Lot Purchase and Sale Agreement; or
- b. If the Purchaser forms part of the Vendor's builder group (which determination is to be made by the Vendor in its sole discretion), the sum of \$2,000.00 for each Lot which sum will be paid to the Purchaser (builder) by each homeowner as set out in the Standard Terms and Conditions.

The Landscape Deposit will be held and dealt with in accordance with the Standard Terms and Conditions.

Upon completion of landscaping, the Builder shall call for inspection by the Vendor's Consultant. If upon inspection the Vendor's Consultant determines that the landscaping has not been satisfactorily complied with, there will be a charge of \$150.00 deducted from the Landscape Deposit for all re-inspections required. Upon approval of the landscaping requirements herein and satisfaction of other terms relating to the Landscape Deposit, subject to deductions made, the Vendor will refund the Landscape Deposit to the Purchaser, or if the Landscape Deposit is collected by the Purchaser from its homeowner, the Vendor will authorize the Purchaser to release the Landscape Deposit.

## 8.3 Retaining Walls

Retaining walls should be limited to a maximum exposed height of 0.9 m (3'-0"). Retaining walls higher than this should be designed in a stepped fashion to reduce the visual impact of the wall. All retaining walls are to be constructed to compliment the exterior building finishes and blend with the landscape. Timber retaining walls are not acceptable. Any retaining walls are the responsibility of the Builder and/or purchaser and are to be constructed completely within private property lines.

## 8.4 Fencing

All fencing is to match the approved subdivision fence detail in colour and style as per the attached detail in Appendix 'B'.

The maintenance of all fences is the responsibility of the home owner.

## 9.0 SUBDIVISION APPEARANCE

### 9.1 Signage

In order to maintain cohesiveness for signage within the subdivision, all signage will be supplied by the Developer, i.e. all model signs, directional signs and general information signs. The only signage to be supplied by the Builders Group will be on lots owned or sold by that Builder. Excessive use of signage, including sandwich boards may necessitate removal of ALL Builder's and Realtor's signs.

### 9.2 Excavation Material

All Builders must ensure that all excavation is kept within the confines of their lot. Any spillage on a road, land, sidewalk or neighbouring lot must be removed immediately or the Developer will arrange for its removal and invoice for expenses.

### 9.3 Clean-up

Builders 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 Builder is recommended. Any general clean-up of the subdivision implemented by the Developer can and will be charged pro-rata to all builders.

### 9.4 Recreation Equipment & Commercial Vehicles

Recreation vehicles shall not be parked or stored on any property.

Commercial vehicles in excess of ¾ ton shall not be parked or stored on any property.

### 9.5 Inspection of Improvements

Each Builder is responsible for inspecting the condition of curbs, sidewalks, street lights, services,