

adjacent siting. The door must be dark rich color to complement/contrast the siding . The maximum distance between the top of the garage door and the garage eave line should not be more than 18". Where the design exceeds this requirement the use of additional architectural detailing to reduce the impact is required. Gable ends will require appropriate detailing to soften the visual impact accordingly. The use of glass panels in garage doors is required for all lots. Samples of acceptable door styles area available from the Consultant. Sunburst or other patterns will not be allowed. Corners of overhead door must be straight or curved. Angled corners will not be permitted. Driveways are to be plain concrete, exposed aggregate, stamped concrete or paver stones in approved color.

The driveway is not to exceed the width of the garage to the garage front where the width may then flare to include a walkway to the front of the home or to the rear yard. A deep tooled joint is recommended, a maximum of five feet into driveway from the existing concrete sidewalk or curb and gutter. In the event of any future repair, the deep cut will facilitate any settlement and make the maintenance repair appear more professional. Garages are to be located in accordance with the garage location plan which may be obtained from the developer. The garage location plan is subject to change.

## LANDSCAPING AND FENCING

### 3.1 Landscaping

A Landscape Deposit of \$2500.00 per lot is required.

One tree and sod are to be planted by the homeowner in the front yard. Rear yard landscaping shall be completed with a minimum of sod. The area adjacent to the garage (generally 2') as the sidewalk follows the entry area shall also be landscaped with a shrub bed containing a minimum of 4 shrubs. Typical landscape plans will be available for review and guidance.

**\*\* FOR ZERO LOTS IN PHASE 2B: WINDWARD WILL WAIVE THE PLANTING BED BUT 4 SHRUBS WILL STILL BE REQ'D \*\***

All eco scape proposals shall have prior approval before implementation. Generally, additional shrub and tree elements will be required to meet the requirements. Synthetic Grass will not be considered.

Landscaping is to be completed within 6 months of completion of the house or when weather permits. Seasonal allowances will be considered.

The trees are to be a combination of 2" caliper deciduous (leaf style) or 6' evergreen trees (spruce or pine). Measurement for caliper size will be taken 6" above the ground. Smaller sizes will not be accepted. Columnar spruce or pine is not allowed.

### **3.2 Fencing**

Fencing in College Woods – Secord is to be coordinated in both design and color, and must be constructed according to the details attached. Fencing on walk out lots along the storm water retention areas require black decorative metal fencing as a minimum to the rear yard of the homes. This will ensure an unobstructed view for all homeowners.

## **SUBDIVISION APPEARANCE**

### **4.1 Signage**

Signage will be allowed on a builder's lots only. Only one lot identification sign will be allowed on Builder Lots. No home builder or contractor signage will be allowed on medians or boulevards.

### **4.2 Excavation Material**

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

### **4.3 Clean-Up**

Builders should encourage timely removal by all sub-trades of litter on building sites. Builders found negligent will be back charged for clean-up carried out by the Developer. Any general clean-up of the subdivision initiated by Developer can and will be charged prorate to all builders.

## **OTHER IMPORTANT GUIDELINES**

### **5.1 Damages**

The cost of repairs due to builder damages to existing features and utilities will be billed to the builder or deducted from the builder's security deposit and the builder will be invoiced for damages beyond what the security deposit covers. Builders must pre-inspect their lot for damages to services, walks or curbs and list any damages along with required pictures in writing to Developer.