

15.0 Colours

Colors will be appropriate to architectural style as set out in the Style Profiles. All colors will be reviewed on an individual basis without repetition on adjacent lots.

Color is integral to defining Graydon Hill. Warm dark earth tones and bold historical colors will be dramatic. All cladding colors will be selected from the Premium Palette in mid to dark tones. Trim and fascia will be a single color. Natural cedar will be an authentic feature on all Alpine Chalet homes. Streetscapes will be diverse without the predominance of one color or tone.

Where a tonal match is restricted by availability, a neutral selection can be made to compliment the color scheme and provide some relief in the streetscapes.

See Appendix 'D' for sample color selections appropriate to style.

16.0 Landscaping

Landscaping must be in a healthy state to pass final inspection. When the landscaping has been completed by the Builder, responsibility for the healthy condition of such landscaping is a matter to be addressed between the Builder and the Homeowner. If the landscaping failed inspection, it will be the Builders responsibility to ensure compliance prior to reinspection.

When the landscaping is provided by the Builder, it is strongly recommended the Builder secure a small deposit from the homeowner, to ensure the landscaping is maintained in a healthy state.

16.1 Front Yard Minimum Requirements

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 objective of the landscape requirements is to achieve greenery.

The minimum landscape standard for all lots shall consist of:

- Sod in the front yard to the front corner of house and/or garage.
- One tree - **Coniferous trees** (smaller varieties such as weeping spruce, mugo pine, lodgepole pine, etc.) are the preference, **minimum size 5' height (or spread if mugo pine). Deciduous tree size minimum 2" caliper.**
- **Six shrubs (3 deciduous and 3 coniferous) minimum 18" height or spread** in a separate bed, defined by edging (vinyl, brick, landscape block, etc.) Shrub bed must be located in the front half of the yard and forward of an attached garage. **Perennials may be planted in lieu of deciduous shrubs. Four (4) perennials will be considered equal to one (1) deciduous shrub.**
- The side yard at the driveway may be finished in sod or rock/bark mulch

Alternate materials to sod (rock and/or bark mulch) will be permitted if the alternate plan meets the objective of these guidelines to achieve greenery in all front yards within the neighbourhood. **The use of hard surface landscaping will require:**

- **The planting of an additional ten (10) shrubs, minimum**
- **A variety of rock sizes** as well as obvious variations in contours and materials for interest. **Colored shale and white landscape rock will not be permitted.**
- **Artificial turf/grass is not approved for use in Graydon Hill.**

The landscaping must be completed, in accordance with these requirements, within six months of occupancy (subject to seasonal limitations).