

Heritage – Colors are mid to dark earth tones or historical colors. Fascia and trim must be contrasting in light or dark hues.

Suited Stone Profiles: Mountain Ledge, Shadow Rock, Cliffstone, Rustic Ledge, Bluffstone, River Rock, Country Rubble, Brick

Siding	Fascia & Trim	Crezone/Panels	Shakes	Accent	Stone
Brownstone	White	Timberbark	Sandalwood #821	CL2997N Soiree	Montecito Cliffstone
Harvard Slate	Ironstone	Aged Pewter	Vintage Taupe #820	CLV1171N Working Class	Coos Bay Bluffstone
Cypress	Royal Linen	Mountain Sage	Red Cedar #834	CH003 Maple Syrup	Mountain Ledge, Bitterroot
Redwood*	Wicker	Monterey Taupe	Harvest Wheat #822	CH004 Buffalo Narrows	Saddleback Rustic Ledge

Modern Farmhouse - Colors suited to the Modern Farmhouse are light tones in natural hues with tonal fascia/trim and black or white windows & grills or historical colors with a light contrast at the fascia and trim and white windows & grills only. Stone should be variegated and either tonal or a darker contrast and brick must be solid (non-variegated) and may be tonal, a dark contrast or red-toned

Suited Stone Profiles: Stacked Stone, Pro-fit stone, Brick

Siding	Fascia & Trim	Vertical Siding	Shakes	Accent	Stone
White	White	White	N/A	CLC1280N Brown Sugar	Brandywine Brick (Hebron Brick)
Linen	Linen	Linen	N/A	CL3087A Jennet	Alderwood Stacked
Estate Grey	Grey	Estate Grey	N/A	CL2397N Tatoo	Nantucket Stacked
Midnight Surf*	White	Midnight Surf	N/A	CH090 Mayne Island	N/A

*Denotes premium siding colour

Siding colours referenced are manufactured by Royal, unless noted ^Mitten, ^^Mitten Longboard siding

Stone referenced is manufactured by Eldorado, unless noted

Shake colours referenced are manufactured by Foundry

Entry door/Accent colours referenced are manufactured by General Paint

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 or builder (Refer to Paragraph 16.2 to determine whom) 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 sideyard 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 Keswick Landing.

Note: Landscaping plans cannot be reviewed prior to implementation.

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

Please be advised that the City of Edmonton has Landscape Requirements that can be found here:

https://www.edmonton.ca/city_government/urban_planning_and_design/tree-and-shrub-planting-requirements.aspx

16.2 Deposit

The Landscape Deposit will be paid to ensure, inter alia, compliance with these guidelines.

Townhouse, Duplex & Rear Detached Garage – The builder will be doing the front yard landscaping for the homeowner and will not be collecting a deposit from the homeowner.

Front Attached Garage – The homeowner is responsible for the landscaping and deposits are as follows:

- 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 \$1,500.00 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. 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.

When a re-inspection is required, the bottom portion of the original failed report must be signed and dated by the builder, to confirm deficiencies have been rectified, prior to resubmission to the Architectural Consultant. The developer provides for a final inspection and a single re-inspection if required. If additional inspections are requested, a charge will be incurred by the builder, in the amount of \$250.00 (two hundred fifty dollars) plus GST, payable to Mariah Consulting at time of the request.

Completion of fencing is not a requisite to the final inspection, however if fencing is in place at time of final inspection it will be assessed for compliance with the guideline standard for the neighbourhood. Non-compliance will be treated as a deficiency, affecting the refund of landscaping deposit.

17.0 Fencing

All wood screen fencing must be consistent in design and colour with the fencing style established for the subdivision. See Appendix 'B' for fencing details.