

Schedule "B"

Architectural & Property Guidelines

1) GENERAL INTENT

These guidelines are intended to promote and maintain high standards of architectural home design and landscaping as well as reasonable land use in the community, to protect property values and enhance future resale values.

2) HOME SIZE

Each single-family home shall have a minimum heated floor area above eventual sod grade:

- 1,000 sq. ft. for a Bungalow (for main floor)
- 1,200 sq. ft. for a Bi-Level or Split Level (for entry level plus any upper floors)
- 1,400 sq. ft. for a Two-Storey (combining main and second floor)

The minimum floor area above is calculated including the exterior of all outside walls of all heated areas above the eventual sod grade. Regular and walkout basements or screened porches are not included in the minimum floor area calculations. The maximum height for the home is 35 feet.

The Developer may at its discretion, alter these requirements on a case by case basis. Consideration to reduce the minimum home size requirements will be given if the width of the house proposed is the maximum allowable width under the zoning requirements. This is because in such case, the widest elevation buildable under the zoning would still be maintained – which would protect curb appeal.

3) GARAGE REQUIREMENTS

All residences shall be designed to include **a double or triple attached or detached** garage providing a minimum of two or parking spaces within such garage. Any additional enclosed parking shall be subject to the approval of the Developer. The maximum height for the garage is 25 feet.

4) ELEVATIONS

The Buyer shall at its own expense obtain all necessary grade elevations from the appropriate authorities and the Buyer shall erect or cause to be erected a dwelling in proper compliance with such elevations and the Buyer shall be responsible for any damage or costs that may result from a breach of this provision. **(Note: such grade elevations may now be obtained from the RM of Cornwallis without charge to the Buyer.)**

On substantial completion of the construction of such home, the Buyer will provide the Seller with a certified drawing, confirming relevant elevations, prepared by a Land Surveyor or builder qualified to sight the lot grading.

5) SETBACKS FROM THE PROPERTY LINES

The minimum setback for the house and garage from the access road is 30 feet from the property line and the maximum set back allowed is 40 feet from the property line. Side yard setbacks are a minimum of 15 feet.

6) SEPARATION OF HOUSE TYPE

Two houses shall separate similar house styles on all street locations, and no two similar designs are permitted directly across from each other.

7) DRIVEWAY & EXTERIOR PARKING AREA

All homes are encouraged to at a minimum have an exterior driveway pad in front of each garage bay (minimum pad for 10 wide X 25' deep) to be paved with concrete or interlocking stone. The developer encourages but does not require such paved area to be extended from such parking pad to the access street.

9) EXTERIOR FINISHES

Exterior finish materials that are encouraged include:

- a) Real or cultured stone
- b) Acrylic stucco;
- c) Real stucco with pigment in mix to give it colour (may not be left in drab raw state).
- d) Real Stucco with appropriate finish (such as elastomeric paint or acrylic finish)
- e) James Hardie pre finished cement board siding
- f) Competing products to James Hardie like "Certain Teed" fiber siding (etc.)
- g) Exposed cedar or brown pressure treated wood (unstained or stained) for decks, trellis
- g) Vinyl or aluminium is allowed for soffit and fascia areas,

Exterior finish materials that are NOT permitted:

Vinyl or aluminium siding is not allowed for walls of home and/or garage.

10) FENCING

All perimeter fencing shall be approved by the Seller prior to its installation. A request for approval shall be submitted to the Seller, together with a drawing showing the intended location, type and materials to be used in the construction of the proposed fence.

11) EXCEPTIONS

The Seller reserves the right to allow exceptions to the guidelines and shall not be liable to anyone for allowing such exceptions. Exceptions may include variations to the allowable square footage providing that in the opinion of the Seller the appearance is compatible with adjacent homes and in accordance with the general intent of the restrictions.