

Architectural Guidelines

*Crimson Leaf
Properties Ltd.
Crimson Leaf Estates
County of Strathcona*

Stage 1 *Lots 1 to 15, Block 1*

Lots 1 to 5, Block 2

Plan #062-8366

To comply to

previous restrictive covenant

Stage 2

Lot 19, Block _____

Lots 20 to 27, Block _____

Plan # _____

Stage 3

Lots 28 to 42, Block _____

Plan # _____

November 21, 2007

Directory – Crimson Leaf Estates
County of Strathcona

<i>Developer</i>	<p><i>Crimson Leaf Properties Ltd.</i> <i>34 Melrose Place</i> <i>Sherwood Park, Alberta</i> <i>T8A 3T7</i></p> <p><i>Contact- Joe Tompalski</i></p>	<p><i>Phone #686-5859</i> <i>Fax #488-1444 (Joe)</i></p> <p><i>Crimsonleaf@shaw.ca</i></p>
<i>Architectural Consultant</i>	<p><i>Horizon Designs Ltd.</i> <i>12816 52 Street</i> <i>Edmonton, Alberta</i> <i>T5A 0B6</i></p> <p><i>Contact – May Molofy</i> <i>Architectural Design Consultant</i></p>	<p><i>Phone #780-922-8004</i> <i>Fax #780-922-8013</i></p> <p><i>horizondesigns@xplornet.com</i></p>
<i>Mandatory Designated Surveyor</i>	<p><i>Stantec Geomatics</i> <i>10160 112 Street</i> <i>Edmonton, Alberta</i> <i>T5K 2L6</i></p> <p><i>Attn : Brent Rudko</i> <i>Builder Services</i></p>	<p><i>Phone #917-7000</i> <i>Fax #917-7289</i></p>
<i>Engineer</i>	<p><i>Scheffer/Andrew</i> <i>Scheffer Andrew Ltd.</i> <i>12204 145 Street</i> <i>Edmonton, Alberta</i> <i>T5L 4V7</i></p> <p><i>Contact – Sikander Singh</i></p>	<p><i>Phone #732-7800</i> <i>Fax #732-7878</i></p>

**The information contained herein is intended as a guide.
The enforcement of these guidelines and interpretation of same shall be at
the sole discretion of The Developer.
The Developer reserves the right to revise these guidelines without notice.**

Use of Architectural Guidelines:

Purchasers shall be fully and solely responsible for all designs, which follow these guidelines and for the conformance to the appropriate building codes. All purchasers will be bound by these Architectural Guidelines which will form an encumbrance on title by The Developer by means of a Restrictive Covenant & caveat on each individual lot within the project.

Architectural Objective:

The objective of the following guidelines and restrictions is to ensure that the quality and integrity of the community is maintained, to the extent of creating a high level of visual appearance. House plans will be reviewed by appointed Architectural Design Consultant (ADC) as appointed by The Developer in terms of the adherence to the Architectural Guidelines as detailed in this document. The ADC may require certain modifications to house plans, elevations and/or specifications where it is felt modifications are required to take advantage of unique lot characteristics or to conform to the overall objectives of the guidelines and the neighborhood.

Environmental Concept:

As Crimson Leaf is an environmentally responsible development, each residence constructed must use an approved geothermal heating system as its primary method of heating. All geothermal heating systems must comply with the County of Strathcona's requirements.

Architectural Concept:

Each unit should predominately attempt to integrate into the overall look of the area. It is very important that the RELATIVE building heights, width massing and style of each unit to compliment its neighbor and the "look" of the subdivision. The objective is to provide the greatest possible latitude in exterior style and finish. The Architectural Guidelines are designed to provide control for appeal & color as well as to obtain the best possible streetscape appearance. Emphasis will be concentrated on trying to create a strong "curb appeal" to each home through attention to detail on all elevations as well as side elevations on corner lots and homes with high visibility to rear elevations.

Architectural Design Consultant:

Horizon Designs Ltd has been appointed by The Developer as the Architectural Design Consultant for this project.

HOUSE DESIGN

Siting:

Siting should reflect careful consideration of lot characteristics, relationship and orientation. Building height, width massing, siting & style may be adjusted on a lot to lot basis to enhance the streetscape. The minimum set backs for all buildings must be maintained in accordance with County of Strathcona requirements. Existing drainage channels are to be maintained when each lot is developed. No development shall cause drainage to be blocked and water to accumulate on any adjacent property.

Repetition:

Similar elevations may not be repeated within two lots (XaoX) of each other on the same side of the street nor directly across the street. Repetitive use of elevations will be monitored to ensure an interesting streetscape from any given angle. While similar house plans and elevations are inevitable it is however possible to vary the design by changing roof line design and/or pitch, placement, design or size of windows, etc. Modifications to elevation treatments may be required, revised elevations will be required so that an accurate set of files can be kept for each lot.

Dwelling Unit Size:

Houses are to have a consistency of apparent volume, such as house widths and sizes must relate logically and proportionately to the lot and adjacent buildings. Minimum house sizes are established, reviewed and may be amended from time to time by The Developer. Standards and approvals recognize the specific size, nature and location of a site and the desire to avoid extremes. Consideration is also given to optimizing sight lines and creating acceptable size transitions between adjacent homes in the area.

The minimum house size requirement is calculated above grade. The dwelling construction upon the lot must have the following minimum floor area, excluding basement development, bonus rooms or lofts as follows;

Model	Sq. Ft.
Bungalows (main floor only)	1800
Bi-levels (Main floor only)	1800
Split Levels (developed area only)	2000
2 Storey's	2600

Total combined building width of house & garage offset must effectively mass the lot width taking the natural grade elevations into consideration on a lot by lot basis.

Massing & Plotting will be approved by The Developer, on a lot by lot basis, prior to final architectural approval being granted.

Rear Elevation Requirement:

Phase 1 - Lots 1, 3, 4, 5, Block 2

Phase 2 & 3 - Lots 19, 39, 40, 41 & 42, Block 1

As required by The County of Strathcona, The Developer will be constructing a post & rail style wooden fence behind the lots backing onto the pond. Therefore lots backing onto the Pond/park area will require specific rear detailing. The rear elevation designs on these lots must present an integrated building form incorporating a combination of architectural measures to address proportion and towering appearance. Graduated roof lines, variation in wall planes, dormers and details of substantial proportions will be some of the architectural measures to be applied to these highly visible settings

- Second storey cantilevers must be anchored by a roof line or similar treatment.
- All projections will have a separate roof line and overall consistency with remainder of home.
- Rear decks are mandatory and are to be completed prior to requesting a final inspection.
- Second storey decks must be anchored by columns not less than 12"x12"
- Lots with Developer rear wood screen fencing require ALL second storey windows to have full batten detail in color contrasting to the body color.

As the rear elevations on corner lots are highly visible from the roadway, the following corner lots also require rear elevation detail equal to that of the front & corner elevation.

Phase 1 – Lots 1 & 15, Block 1 and Lot 1 & 5, Block 2

Phase 2 & 3 – Lots 27, 28, 36, Block 1

Corner Lots: (Including @Walkways)

Phase 1 – Lots 1 & 15, Block 1 & Lots 1 & 5, Block 2

Phase 2 & 3 – Lots 19, 20, 27, 28, 36, 38, 39, 41, 42

Corner lots have greater public visibility because of a second front elevation. For successful home design on a corner lot, the appropriate front elevation treatment must continue onto the flanking elevation i.e.) appropriate wall heights, window placement and detail treatments, box-outs, full batten detail, grills, muntin bars or stone/brick as it is even more visible than the front elevation from the street. The use of detailing roofs sloping towards view and avoidance of large expanses of blank wall planes to satisfy this requirement. Modifications to side elevations may be required where it is felt that the objective of the development has not been achieved.

- o Two storey plans will be allowed on corner lots
- o Side elevation detail on all corner lots must be approved on and individual lot by lot basis
- o Side drive garages are allowed on corner lots an individual lot by lot basis. If a side drive is approved additional landscaping is automatically mandatory.
- o Side yard fencing must be of same construction design, material & color as Developer fencing in the area.

Exterior Finishes:

Acceptable exterior finishes include California Stucco, wood siding, Hardi-plank siding, brick or stone, cultured stone, Stone tile. No vinyl will be allowed.

STUCCO ELEVATIONS– where stucco is the predominant finishing material on the front elevation;

- Build-out detailing is required at ALL window & door openings.
- Stucco is to be machine applied or trowel finish and is required to incorporate extensive build-out detailing or quoining @ corners, eaves and base areas in addition to window & door openings.
- Brick or Stone is optional on stucco elevations. When used in combination with stucco, it must be a minimum 4' in height complete with minimum 24" return.

HARDI PLANK OR WOOD SIDING ELEVATIONS - Brick or Stone is mandatory

No false fronts will be allowed, unless full front elevation is stone or brick.

BRICK OR STONE – Where brick or stone is used, it must be used on both the garage & house elevations. Minimum 4 feet in height complete with minimum 24" return onto side elevations.

On elevations that use wood siding or Hardi-plank as the primary finish more than 50% must be masonry.

SHADOW BOARDS are mandatory on gable style roof lines on all front elevations & any gable roof lines on flanking elevations on corner lots.

FRONT ENTRANCES on all homes must have entrance features i.e.) covered entrance, veranda, covered porch, columns, side-lights, railing, etc.

FRONT ENTRANCES on all homes are to be highlighted by the use of glazing i.e.) single or double side-light, minimum half glass in entrance door or transom windows.

FRONT ELEVATION WINDOWS (& corner lot elevations & lots backing onto the pond/park) must have a minimum of one (1) of the following in colour contrasting to body colour:

- Full Battens, minimum 6" width or Stucco batten build-out
- Shadow sill detail, minimum 6" width
- Soldier course brick or stone detailing
- Shutters

- Decorative grills or muntin bars are highly encouraged, however are optional. Where grills are used on windows facing the street, they must be used in ALL windows, including side windows of bays and any window within 3 feet of the front corner.

In addition to window detail one (1) of the following features is required;

- Feature windows such as rake head, half round, fan, Bay/Box-out or Cantilevered
- Dormers
- Verandas / Porches / Covered Entries
- Decorative Columns / Pillars
- Louvers, Scales, dentils, lentils
- Brick or stone detailing
- Other appropriate architectural element such as lentils, ladders, etc.

Exterior Colors:

Colors will be reviewed and approved on a lot by lot basis without repetition of colors on adjacent lots. The main goal is only to limit the colour choice on the main body of the house to the extent of avoiding intense shades. All exterior color schemes must be approved by The ADC and reserves the right to approve or disapprove any colour schemes & has the authority to make changes so that it blends with adjacent homes.

- Similar body colors shall be separated by 1 lot (XoX) on the same side of the street & will not be directly across the street.
- No adjacent homes will be permitted to have the same body & trim color scheme
- Contrasting accent colors are required
- Garage doors are to be consistent with stucco & metal colors approved.
- Similar color fascia will NOT be allowed on adjacent lots (XoX)
- Eaves trough must be the same color as the fascia
- Downspouts must match the color of the wall or fascia

Intense shades such as red, bright yellow, blue etc will NOT be permitted in any material.

Roofing:

The roof lines on any unit must be consistent or complimentary to the total house design. Any accessory buildings must have the same roofing material & color as the dwelling.

MATERIAL – shall be of natural or treated cedar shakes, metal shakes, clay tile or raised profile (architectural/dimensional) asphalt shingles i.e.) IKO, Cambridge series or BP Harmony series, or greater.

PITCH - a minimum of 8:12 is required on bungalows & bi-levels
- a minimum of 7:12 on 2 storeys to show proper massing.

OVERHANG – shall be a minimum roof 24 inches on bungalow models & minimum 18” on 2 Storey models. A minimum of 12 inches is allowed on bays and box out or cantilever when on an elevation that is visible from main roadway.

FASCIA - fascia sizes shall vary from minimum 8” on 2 Storey models & a minimum 10” on bungalow models.

CHIMNEY'S & FLUES – must be contained in a box finished with same materials & colors as the house complete with corbel detail.
No more than 24” of exposed pipe is to extend above the enclosure.
Direct vent fireplace should be located out of public view.

Garages & Driveways & Walkways:

All garages are to be designed to compliment the house & be an integral portion of the house design.

- ALL dwellings must be completed with a minimum three (3) vehicle capacity front attached garage.
 - Triple garages must be broken at front elevation with one or two bays staggered by a minimum of two (2) feet. Varied roof lines are also required.
 - Garage doors are to be a solid color and coordinated to match the color scheme of the dwelling.
 - The maximum distance between the top of the overhead door and the eave line should not be more than 2 feet without the addition of an architectural feature such as a louver or stucco detailing.
- Garage/Driveway locations are optional

Front driveways and walkways may be constructed of the following materials;

- Cast in place concrete, including plain, stamped or colored, exposed aggregate or washed concrete. Stamped, stenciled concrete or colored concrete OR colored concrete pavers.
- The Developer highly encourages the use of borders i.e.)stenciled, exposed aggregate or paver stones.
- Graveled driveways are prohibited.
- Front walk ways must be of the same finishing material as the driveway.
- Driveways are to be poured as shown on the final plot plan submitted for approval.

SITE APPROVAL

Grading:

Lot grading is to follow the natural slope of the land form and is to be consistent with the Subdivision Grading Plan. Variations should be absorbed within the building mass to minimize steep slopes and contrast between lots. The Developer reserves the right to make adjustments to the final grade for the mutual benefit of adjacent houses. Any and all costs associated with making the necessary adjustments are the sole responsibility of the purchaser/builder/homeowner.

Side yard grading – in addition to the critical grade control points at the corners of the lot, the grade elevations along the entire length of the side property lines will also be important considerations.

All plot plans & stake outs must be ordered by the designated surveyor to provide consistency in establishing building elevation throughout the subdivision.

Existing drainage channels are to be maintained when each lot is developed. No development shall cause drainage to be blocked and water to accumulate on any adjacent property.

Parge Line:

Special attention is to be given to the treatment of exposed concrete foundation walls. A maximum of two (2) feet parged concrete must be maintained on all visible elevations of the home, ahead of the fence tie back line. The minimum parge requirement must be maintained on walk out basement designs and side elevations where visible from the park/pond or main roadway or walk way.

Retaining Walls:

Any retaining walls that may be required are the full responsibility of the property owner and must not compromise the grading design and drainage of the lot and shall be constructed to enhance the design of the home.

Risers:

Risers at entrance are to be kept to a minimum. No more than four (4) risers per set will be allowed at the entrance. Where site conditions or design dictate more than four (4) risers additional risers must be placed into the run of the walk or slope of the driveway.

No pre-cast steps will be allowed at entrance. Front entry steps must be consistent with the entry walk material used.

Landscaping Requirements:

The purpose of mandatory landscaping is to enhance the visual appearance of any new development to ensure consistent standards will be met by all persons developing in the neighborhood.

ALL lots are to be landscaped within the building pocket, outside the pocket may remain natural.

FRONT YARD LANDSCAPING - minimum standard shall consist of;

- Sod to the fence tie back line & a minimum of 2 trees plus one single 12 shrub bed.
- Deciduous trees must have a minimum 2.5 inch caliper
- Coniferous trees must be a minimum 8' in height (evergreen/spruce or pine)
 - Shrubs must be a minimum 24" in height if a global variety or minimum 24" wide if spreading variety at time of planting.
 - Pyramid cedars & upright junipers will not be accepted as coniferous trees, however can be used as shrubs.

REAR YARD LANDSCAPING – on lots backing onto ER or MR (park & pond) where the Developer has installed by County requirements a post & 2-rail design fence, backing onto the ER or MR designated lands, will also require rear landscaping within the building pocket in a manner acceptable to The Developer.

NO FULL front yard, ecoscape or hard surface landscaping rather than sod will be considered, although smaller areas are encouraged.

Completion of mandatory landscaping forms part of the final acceptance requirements. All landscaping must be completed, in accordance with the requirements within 120 days of substantial completion of the house (subject to seasonal limitations). To ensure compliance with the landscaping requirements a security deposit must be paid by the Purchaser, to be refunded by the Builder, upon confirmation of a satisfactory final inspection report.

If the minimum required landscaping does not survive a one-year maintenance period, the applicant must replace it with similar type and caliper.

Fencing Requirements:

It is the responsibility of the homeowner to maintain any fence installed by the Developer and to not alter the color. All interior lot property line fences must be constructed in the design and color of the subdivision fence.

- Front yard fencing will be restricted to ornamental iron fencing to a maximum of 1.0 m in height.
- As required by The County of Strathcona, The Developer will be constructing a post & rail style wooden fence behind the lots backing onto the pond. Side yard fencing from the rear property line to the rear of the dwelling must be ornamental iron or black

chain link fencing maximum 6' (1.8m) in height. (no privacy strips allowed) or post & rail to match the rear.

Acceptable designs are as per "Schedule A" provided by The Developer are acceptable OR similar designs with black powder coating will be approved at the discretion of The Developer. All materials must be black powder coated.

Accessory Buildings:

- Any stand alone garden shed, gazebo or other similar building located on the same lot as the principal dwelling where visible from a public adjacency must be consistent in style, roof pitch, body & metal finishing materials, roofing and color as the dwelling.
- Refer to County of Strathcona land use regulations in regard to minimum size, height, location, etc. of any accessory buildings.

Recreational Vehicles:

No trailer, recreation vehicle, trailer of any kind, truck, camper, boat or other vehicle in excess of ¾ ton capacity shall be parked, kept or stored in the front yard or driveway of any property between the building line and the curb. If otherwise stored on the property, must be screened to minimize the visibility of such vehicles from abutting street, public space and adjacent homes.

Satellite Dishes:

Satellite dishes or antennas or other communication equipment shall not be placed in front or side yards, but must be wall hung and mounted to ensure it is completely screened from public view and shall not exceed 18" in diameter.

MISCELLANEOUS

Site Services:

Prior to the commencement of building, the builder must inspect the lot and all surface improvements, utility services and any adjacent landscaping & pre-construction lot inspection report forwarded to The Developer. All discrepancies or damages must be reported in writing to The Developer prior to start of construction.

Check with the Engineering Consultant or Designated Surveyor for all applicable drawings and any special conditions. Builders must check engineering drawings and the lot to assure that nothing obstructs driveways.

Signage:

Only Developer installed signage will be allowed on boulevards and common areas. In order to maintain cohesiveness for signage within the sub-division, only one construction signage will be allowed on each lot. Signage must be a maximum of 24" x 30", erected on an appropriate stand, and shall not be installed on the house. Signage by suppliers or sub-trades will not be permitted on the lot or dwelling in any manner.

County Regulations:

Formal standards for development will be those as established in the County of Strathcona Land Use Bylaw. Conformity with these architectural design guidelines does not supersede the requirements to conform to the County of Strathcona Planning & Development regulations nor County of Strathcona Bylaws.

Excavation Material:

Builders/Owners 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 The Developer will arrange for its removal and invoice lot owner for expenses.

Clean-Up:

Builders/Owners should be aware of the timely removal of construction waste by all sub-trades or litter on building sites, walks, boulevards and adjacent lots. Failure to comply will result in a clean-up bill being charged to the owner. Supply of construction waste removal bins by the owner is required.

The lot owner shall be responsible for maintaining the lot by eliminating weeds and/or mowing grass from time of purchase to completion of landscaping.

Start:

Site work must **NOT** commence prior to architectural approval being given and development/building permits issuance. Construction must be completed within 18 months after excavation date.

Interim Building Review:

The Developer or ADC may carry out an onsite review of the homes during construction. Periodic checks may be made to ensure conformance to approved architectural guidelines. Modifications may be requested related to actual site conditions.

APPLICATION PROCEDURE

Architectural Approval:

Horizon Designs Ltd. has been appointed the Architectural Design Consultant by The Developer for this project for the purposes of review and approval of house plans for buyers/builders of the building lots. The Buyer or the buyer's Agent, or builder, shall, prior to applying for permits or commencement of any construction upon the lot submit complete application package to Horizon Designs Ltd.

All applications must include the following information:

- a. Completed Horizon color application form, complete with detail of manufacturers, series names & color numbers
- b. One complete set of house plans to the scale of ¼" - 1'0" complete with all elevations, window & door sizes, door heights, etc.
- c. One copy of the plot plan prepared by Designated Surveyor, reflecting house grades, drainage patterns, garage elevations & risers @ entrance.

Incomplete submissions may be returned without review

Color or material samples as may be required upon request

No verbal approvals shall be given for any house plan approval.

Horizon Designs will review the plan and recommend approval, modification or rejection of the application based on the adherence of the plans to these guidelines within 14 days of submission.

Once approved Horizon Designs Ltd. will send a copy of the approved application indicating any conditions of approval to the applicant. The original plan & forms will be retained on file after approval. After stake out - the plans may not be altered without prior approval by Horizon Designs Ltd. The Developer will take changes that are not reported into consideration on completion and may result in the security deposit not being fully refunded.

No stake outs will be granted until;

- Land purchase documents have been finalized & required security deposits have been received by The Developer.
- Final architectural approval has been granted by Horizon Designs.
- Necessary permits issued by the County of Strathcona.

Disputes – Should a dispute arise, the ADC at the request of the builder may present the situation to the ADC to present to The Developer for appeal.

The decision of The Developer will be final.

SECURITY DEPOSITS

A security deposit per lot payable to The Developer at the time of the purchase of the lot. Damages or infractions will be invoiced on a per lot basis. The deposit or a portion thereof may be retained by The Developer for the following violations:

Contravention of Architectural Objectives including & not limited to;

<u>Damage to:</u>	Curb stop-water service valve	Light standards
	Asphalt	Fire hydrants
	Cathodic protection points	Fencing
	Grading and drainage swales	Servicing boxes

Failure to build accordingly to the architectural color approval granted, conditions of approval granted or Failure to build accordingly to the plot plan submitted & approved.

The Security Deposit in the amount of \$10,000.00 per lot for both the Architectural Adherence and Landscaping Adherence is due upon payout of the lot. The deposit will be retained by The Developer, without interest, and may be forfeited to The Developer if there are deficiencies or infractions relating to architectural adherence, landscaping adherence or subdivision damages. The refund of the performance deposit must be applied for within 5 years from the date of the transfer of the title to the lot or the deposit will be absolutely forfeited to The Developer.

SECURITY DEPOSIT RETURN PROCEDURE

ARCHITECTURAL ADHERENCE - \$5,000.00 of the performance deposit will be released to the Lot Owner by The Developer upon satisfactory completion of the house as per the architectural approval. To initiate an architectural inspection the following must be completed to the satisfaction of The Developer.

- Exterior construction completed.
- Rough grading completed and rough grade certificate submitted.
- Written request submitted to the Architectural Consultant to conduct the inspection.

The owner will be notified of any architectural deficiencies to be corrected. A re-inspection at the cost of the homeowner/builder will be required. A copy of the report will be forwarded to the Developer for appropriate action.

LANDSCAPING ADHERENCE - \$5000.00 performance deposit will be released to the owner upon satisfactory completion of the landscaping. The following must be completed to the satisfaction of The Developer;

- Architectural inspection passed and architectural deposit returned.
- Landscaping completed
- Final grade completed & final grade certificate submitted
- Final grade certificate and approval by The County submitted
- Water valve exposed & marked
- Sidewalks, street, gutter & curbs in clean condition
- Written request submitted to the Architectural Consultant to conduct the inspection.

The owner will be notified of any architectural deficiencies to be corrected. A re-inspection at the cost of the homeowner will be required. A copy of the report will be forwarded to the Developer for appropriate action.

FORMS

Attached are the following forms;

1. Builder Pre-Construction lot inspection form.
2. Application for House Plan approval.
3. Final lot inspection form.
4. Fencing diagram.