



WINDROSE

Stage 9C

Block 3, Lots 89 - 114

Block 10, Lots 11 – 19

Block 13 Blots 1 - 8

Architectural and Landscape Guidelines

This document outlines the Architectural and Landscape Design Guidelines for Windrose, Stage 9, Block 3, Lots 89 to 144, Block 10, Lots 11 – 19, and Block 13 Lots 1 - 8; a comprehensively planned community in the City of Leduc.

These Guidelines will direct homebuyers, designers and builders toward appropriate building forms and details as well as lot landscaping and fencing.

This document is the mechanism whereby the Developer will exercise design control over the building design and lot landscaping and as such forms part of the Agreement for Sale as follows:

- The Purchaser agrees that the Developer prepares, implements and enforces the Design Guidelines;
- The Purchaser agrees that the Design Guidelines form a charge running with the land and shall be protected on title by the Developer by means of an encumbrance;
- The Purchaser agrees to be bound by the Design Guidelines.

No house sale is to be represented to a prospective house Purchaser as final until the Developer has given the final approval of such plans, elevations, lot siting and color scheme.

The house builder shall be fully and solely responsible for such representation.

Setting the Standard for Your New Neighbourhood

1. DESIGN GUIDELINES AND OBJECTIVES

The image of the community and general architectural theme will encourage attention to detail on homes which are well appointed and uniquely suited for the individual single family lots.

The Design Guidelines are the mechanism which encourages the community to be of the highest quality, reflecting its comprehensively planned image, appropriate to the setting.

House plans will be reviewed in terms of their adherence to these Guidelines. The Developer may require certain modifications to house plans and/or specifications where it is felt that a modification is required to take advantage of unique lot characteristics or to conform to the overall objectives of the Design Guidelines.

Applicants may provide alternative details to those outlined in these Guidelines providing that it is demonstrated that conformity to the overall objectives for the quality of the area is being maintained. The acceptability of such alternatives is solely at the Developer's discretion.

2. CITY OF LEDUC STANDARDS

All developments shall comply with the City of Leduc Land Use By-Law.

Conformity with these Guidelines does not supersede the required approval process of the City of Leduc.

3. BUILDING MASSING AND SITING

3.1 Setbacks / Separation Space

Minimum setbacks and side yards must conform to those established by the City of Leduc Land Use By-Law.

3.2 Siting and Site Coverage

Siting must be in accordance with the garage location plan and should reflect careful consideration of lot characteristics, orientation and relationship with adjacent homes.

3.3 Massing and House Sizes

Houses should have a consistency of volume within the streetscape and should relate logically and proportionately to the lot width and adjacent homes. Building massing, siting and style may be adjusted on a lot-to-lot basis to enhance the streetscape.

In no case shall a house be narrower than 90% of the building pocket maximum. Houses incorporating a garage offset of more than 4 feet of the house width will be specifically reviewed for suitability.

Homes with an oversized or triple car garage must include articulation in the form of a jog, to break up the expanse of flat wall plane and roof line. Such homes must also be designed with a street facing window in addition to entry glazing and sidelights.

All houses on corner lots require special design considerations because of their high visibility. Bungalow and 1-1/2 story models are encouraged, but other model types will be considered on the basis of their suitability for these locations. Suitable two storey designs will include variation in wall planes, some roof mass between floors and placement of windows to break up blank wall space. Flanking side elevations must reflect features and detailing consistent with the front elevation. Roofs should slope towards view and expanses of blank wall space must be avoided.

3.4 Lot Grading

Lot grading is to be consistent with the Subdivision Grading Plan, which will be provided by the Developer.

A Designated Surveyor shall prepare all plot plans. The Builder and the Designated Surveyor will jointly carry out the staking out of the home. This procedure will facilitate establishing building elevations that are appropriate for the on-site grading conditions.

The Developer reserves the right to adjust the grading requirements between units after plans for affected homes have both been submitted. A coordinated grading review will be carried out by the Designated Surveyor to ensure that the proposed final grades of a particular house do not adversely affect the adjacent houses. The Designated Surveyor to the mutual benefit of both houses will balance the final grading requirements.

It is the responsibility of the Purchaser, after the final grading is complete, to provide the Developer with a Final Lot Grading Certificate which has been prepared by the Designated Surveyor and approved by the City of Leduc, in compliance with the approved grading plan.

All lots require storm services.

Sump pumps are required in all homes to accommodate weeping tile flow. Weeping tile discharge can not be connected to the sanitary sewer service; it must be connected to the sump pump discharge service.

Surface drainage, including roof leaders, are not allowed to connect to the sump pump discharge collection system.

Front entry steps should be a maximum of four risers per set.

Where the grade dictates more than four risers, the run must be split. Exceptions to this requirement may be granted in consideration of unique design and/or topography.

3.5 Repetition

Designs with approximately identical house elevations may not be repeated within two lots or directly across the street.

To be different means that there must be a significant change in features such as roof style, size, shape and locations of windows, materials and finishes, etc. A change of material alone or reversal of plan is not sufficient.

Repetitive use of elevations will be monitored to ensure interesting street-scapes. Modifications to elevation treatments may be required accordingly.

4. MATERIALS

4.1 Roof Materials

- a) The roof may be either wood shakes or asphalt shingles. Asphalt shingles will need to provide an acceptable level of architectural enhancement.
- b) Asphalt shingle colours should be neutral earth tone shades providing subtle transition between lots. Acceptable shingles include:
BP Harmony Z
IKO Cambridge
GAF Timberline
Elke Prestique
or equivalent.
- c) Other roofing materials will be considered if it can be shown by the applicant that they are in keeping with the overall objectives of these Guidelines.
- d) The minimum roof pitch is 5:12.
- e) Roof overhangs should be proportionate to the design but in no case less than 18”.
- f) Chimneys and/or furnace flues in highly visible locations must be contained with a corbelled chase.

4.2 Exterior Finishes

- a) To achieve the standard and caliber of curb appeal associated with Windrose, a requirement for architectural detailing and continuity will apply to all homes. These elements may include strong entrance treatments, the use of feature windows, window grills, trim boards, built-up banding details, and brick and stone tile. Stucco exteriors must incorporate appropriate massing details.
- b) A variety of exterior finishing materials are approved for use in the subdivision including brick, stucco, double 4½” beveled or coved vinyl or aluminum siding in horizontal application. Brick and stone should be in a stacked application. Alternate materials and methods of application will be considered on an individual basis. Exterior treatment should be restricted to two dominant materials.
- c) The predominant finish on the front elevation must be consistent on side and rear elevations.
- d) Brick or stone treatment will be a requirement at the front elevation of all homes. A minimum 50 square feet will be applied with 18" returns around the side elevations. The area of the returns will be included in the minimum 50 square foot requirement.
- e) Stucco homes will be evaluated on an individual basis. Where stucco homes incorporate appropriate detailing and variances in colour and massing the requirement for brick or stone may be waived at the Design Consultant’s discretion.
- f) Details used on the front elevations must be returned 18” around the corner on side elevations.
- g) Trim may be finished in colors complimentary to the wall color. Elevations may utilize up to three color variations.

- h) Parging is to be a maximum of 2' on front elevations and the front quarter (1/4) of all side elevations. Additionally parging on corner lots is to be a maximum of two feet on the street flanking elevation.

4.3 Elevations

Front elevations and high visibility rear elevation treatments should avoid large expanses of flat, vertical wall, through the use of such elements as trim boards on window frames, arched elements, decorative panels, balconies, bay windows, projections, etc. These lots will require wall openings of a number and size appropriate to the area of wall surface and a separate roof line with minimum overhang at all projections.

4.4 Colors

- a) No adjacent homes shall be of the same color.
- b) All exterior color schemes will be approved on a house-by-house basis. The Developer reserves the right to approve or disapprove any color scheme. Notwithstanding the foregoing, the Developer will not permit the predominance of one color within any portion of the neighborhood.

4.5 Driveways and Garages

- a) Driveways and front walks are to be one of the following:
- exposed aggregate;
 - cast in place concrete, including stamped, colored concrete;
 - paver stones;
 - field stone.

In all cases where colored concrete or pavers are used, the Developer must expressly approve the color.

- b) Driveways are 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 and/or rear yard. A wider driveway may be considered if it can be demonstrated that it does not compromise drainage nor detract from the streetscape and landscaping standards.
- c) The walkway to a residence from a public sidewalk, curb or front driveway must be a minimum of poured concrete in broom finish, 2'6" in width. Individual patio blocks will not be permitted.
- d) A minimum double attached garage is required on all lots.
- e) Unless otherwise approved by the Developer or its Designated Consultant, garages are to be located in conformity with the Garage Location Plan. Variances will be entertained if it can be shown that they will not adversely affect the adjoining lots or the streetscape.
- f) The height between the garage overhead door and eave line should be kept to a minimum.
- g) Side by driveways or drive through garages are not permitted.

4.6 Ancillary Buildings and/or Garden Sheds

All ancillary buildings and garden sheds will be limited to 10' X 10' in size. The side wall elevations of all ancillary buildings and garden sheds shall not extend higher than adjacent fencing. Where such structures are visible from public adjacencies (i.e. walkways, parks), exterior wall finishes, style and color shall compliment those used on the house. Roof style and materials are to match the materials used on the roof of the house.

5. LANDSCAPING & FENCING

5.1 Sod

All front yards and side yards to the side yard fence tie back must be completely sodded over a minimum of 6" of topsoil. The Purchaser is to prepare all surfaces to final grade. Sod is to be placed to the curb. All sod should be of number one quality, and should be approved nursery grown and machine cut to a minimum depth of 1-1/2". Alternate landscape material will be considered on an individual basis. (See section 5.3)

5.2 Trees

Lots 89 to 92, and lots 112 to 114, Block 3 require two front yard trees with a minimum 7' height for coniferous trees or 2" caliper for deciduous trees (measured 1' above root ball). A shrub bed with a minimum one hundred square feet of shrubbery may be substituted for one of the trees, providing the one remaining tree is of a coniferous variety.

All remaining lots require one front yard tree with a minimum 7' height for coniferous trees or 2" caliper for deciduous trees (measured 1' above root ball).

Street trees will be installed by the Developer in accordance with the Windrose Subdivision Landscape Plan which is Attachment I to these Guidelines. Installation of street trees is subject to change based on location of driveways and other on-site conditions.

5.3 Alternate materials to sod may be considered on an individual basis if it can be demonstrated that the alternate plan meets the objective of these guidelines to achieve greenery in all front yards within the neighborhood. The use of hard surface landscaping will therefore require the planting of additional shrubbery and/or trees to visually soften the hard surface and achieve greenery. Hard surface landscaping will require a variety of rock sizes as well as variation in contours and material for interest. Colored shale and white landscape rock will not be permitted.

Rock or other mulch may be installed between the driveway and the side property line, where that portion of the driveway is less than 4' from the side property line.

5.4 All landscaping must be completed, in accordance with the requirements, within six months of completion of the house, subject to seasonal limitations.

5.5 Fencing

a) The following lots will be partially fenced with wood screen fencing built by the Developer: Block 3, Lots 101 and 102, Block 10 Lot 19, and Block 13 Lot 1 as indicated on the Windrose Subdivision Fencing Plan which is Attachment II to these Guidelines.

- b) The following lots will be partially fenced with chain link fencing built by the Developer: Block 3, Lots 89 - 114 as indicated on the Windrose Subdivision Fencing Plan which is Attachment II to these Guidelines.
- c) A Restrictive Covenant will be placed on the appropriate lots to ensure that the developer installed fencing is not tampered with and not allowed to fall into disrepair.
- d) All other fences in the subdivision must be consistent in terms of design, colour and detail with the standard wood screen fence design for the subdivision, a detailed plan of which is Attachment III to these Guidelines. Fence colour must be consistent with the Developer installed fence colour.

6. OTHER IMPORTANT GUIDELINES

6.1 Appearance During Construction

Each purchaser must inspect the condition of the local improvements installed by the Developer including but not limited to curbs, gutters, sidewalks, street lamps, fencing, etc. in, on, or around his or her lot prior to commencement of construction in order to determine if any of these local improvements are damaged. Written notice of any damages must be submitted to the Developer prior to commencement of construction otherwise costs for repairing damage shall become the sole responsibility of the Purchaser.

The Purchaser is required to keep his or her lot clean and orderly during construction. The Purchaser is required to have a commercial size garbage receptacle on site during the course of construction. The Purchaser may not deposit any material including building, landscaping, fill or other materials deemed to be garbage or excess on the lots of others. There will be no burning of garbage. Purchasers not complying will be charged for clean-up carried out by the Developer.

7. APPROVAL PROCESS

7.1 Covenant

No construction will be commenced until the approval of the Developer or its Designated Consultant is obtained.

7.2 Initial Submission

The Purchaser shall submit the following information to the Developer or its Designated Design Consultant ten days in advance of desired start date:

- one set construction drawings of the house (3/16" or 1/4"= 1'0");
- two copies of site plan prepared by the Designated Surveyor, identifying the building location, grades and elevations (1:300);
- a completed application form for House Plan Approval (indicating materials, colors, finishes and other specific information as requested on the form);
- color and/or material samples as may be requested.

The Developer or its Designated Design Consultant shall review the plan and recommend approval or rejection of the application based on adherence of the plans to

the Guidelines. Modifications may be required as conditions of approval. The Developer will make the final decision as regards approval or rejection of the application. A copy of the application form and approved exterior elevation marked with any changes shall then be made available to the Purchaser. The original application form and construction drawings will be kept on file for future reference.

Any changes by the Purchaser from approved plans must be submitted to the Developer or its Designated Design Consultant for approval in writing.

Incomplete applications will be returned to the Applicant.

7.3 Interim Building Review

The Designated Design Consultant may carry out an on-site review of the homes during construction. Periodic checks may be made to ensure conformance to approved plans and Guidelines. Modifications may be requested related to actual site conditions.

7.4 Final Building Approval

Upon being advised by the Purchaser of the completion of the home, the Developer's Design Consultant shall carry out a site review to confirm conformance to the Guidelines and approval previously granted. The enforcement, administration and interpretation of these Guidelines shall be at the sole discretion of the Developer, or its designated consultant. The decision of the Developer, or its designated consultant, in interpreting these Guidelines shall be final and binding upon the Purchaser.

Please note: The submission deadline for home inspections with the Developer's current design consultant is September 30. Any submissions after that date are carried over until the following spring. Caveats and security deposits are held over until inspections are completed.

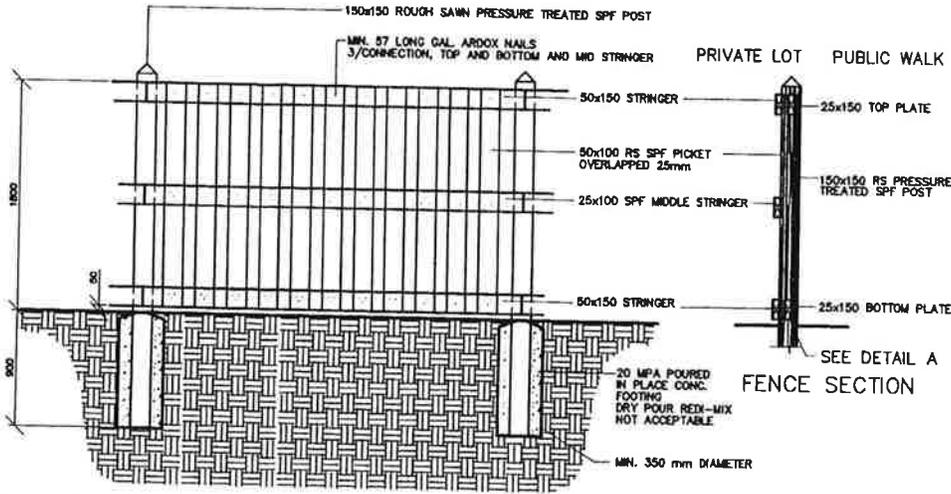
7.5 Refund of Security Deposit

Following the final Building Approval, the completion of any deficiencies, the acceptance of the lot grading certificate, the completion of the required lot landscaping and confirmation that no other funds are due to the Developer, the security deposit will be refunded by the Developer.

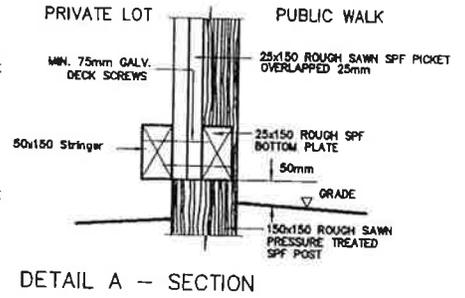
7.6 Consultants

Until further notice by the Developer, the Designated Design Consultant is Mariah Consulting Limited and the Designated Surveyor is Northlands Surveys or Pals Surveys.

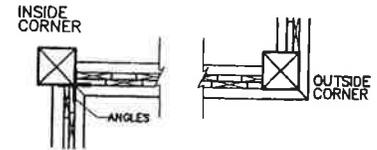
The information contained in the Design Guidelines document is provided as a guide to be used by the Lot Purchaser, and the Developer may revise these Guidelines at its discretion. The Developer and its designated consultants make no warranties or representations as to the accuracy, suitability or completeness of any information provided on individual house plans. The Purchaser shall be fully and solely responsible for all designs, which follow these Guidelines, and for the conformance of such design to the appropriate building codes.



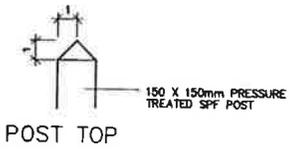
ELEVATION



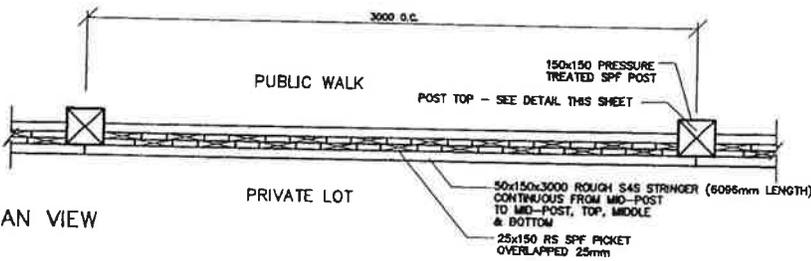
DETAIL A - SECTION



CORNER DETAILS - PLAN



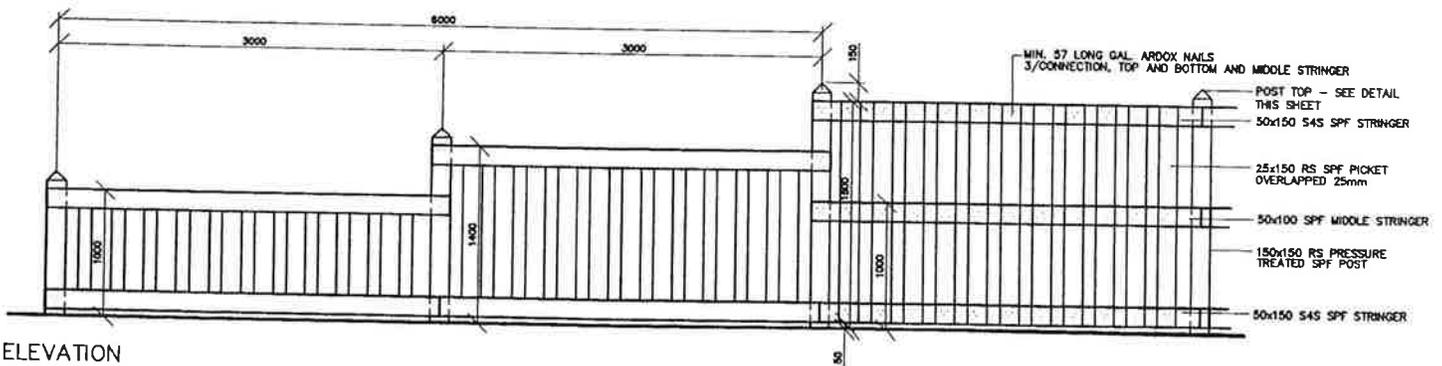
POST TOP



PLAN VIEW

NOTES:

1. STAIN: POSTS AND STRINGERS TO BE CLOVERDALE CEDAR. PICKETS TO BE CLOVERDALE CHAMOIS.
2. FENCE FACE TO BE 150mm INSIDE PRIVATE PROPERTY LINE



ELEVATION

NOTES:

1. STAIN: POSTS AND STRINGERS TO BE CLOVERDALE CEDAR. PICKETS TO BE CLOVERDALE CHAMOIS.
2. FENCE FACE TO BE 150mm INSIDE PRIVATE PROPERTY LINE

