ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE

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RESC

CAVEAT

TO THE REGISTRAR OF THE ALBERTA LAND TITLES OFFICE

TAKE NOTICE that **RED DEER EVERGREEN HOMEOWNERS ASSOCIATION** of Edmonton, in the Province of Alberta, and **ANDERS EAST TWO COMMUNITIES INC.**, of Edmonton, in the Province of Alberta (together the "Caveator"), each claim an interest under and by virtue of a Restrictive Covenant in writing, dated August 29, 2024, and made between **ANDERS EAST TWO COMMUNITIES INC.**, as registered owner, and the Caveator whereby the said registered owner and the Caveator agreed, all in accordance with the terms of the said Restrictive Covenant, a true copy of which is attached to and forms part of this Caveat, in the lands described as follows:

See Schedule "A" attached hereto.

standing in the register in the name of **ANDERS EAST TWO COMMUNITIES INC.**, and the Caveator forbids the registration of any person as transferee or owner of, or of any instrument affecting the said estate or interest, unless the instrument or Certificate of Title, as the case may be, is expressed to be subject to the Caveator's claim.

THE CAVEATOR DESIGNATES 900, 10310 Jasper Avenue, Edmonton, AB, T5J 1Y8, as the place at which notices and proceedings relating hereto may be served.

Dated this 29th day of August, 2024.

RED DEER EVERGREEN HOMEOWNERS ASSOCIATION

PER: _____

PER: _____

RED DEER EVERGREEN HOMEOWNERS ASSOCIATION Corporate Seal

ANDERS EAST TWO COMMUNITIES INC.

PER: _____

PER: _____

ANDERS EAST TWO COMMUNITIES INC. Corporate Seal

AFFIDAVIT IN SUPPORT OF CAVEAT

I, SUSAN KEATING, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY AS FOLLOWS:

1. That I am Agent for the Caveator.

2. I believe that the said Caveator has a good and valid claim upon the said land and I say that this Caveat is not being filed for the purpose of delaying or embarrassing any person interested in or proposing to deal therewith.

SWORN BEFORE ME Tanya Eklund)
at the City of Edmonton, in the)
Province of Alberta, this 29th)
Day of August, A.D. 2024)

_____
A COMMISSIONER FOR OATHS IN AND
FOR THE PROVINCE OF ALBERTA

TANYA L. EKLUND
COMMISSION EXPIRES
MAY 24th, 2025

_____
SUSAN KEATING



SCHEDULE "A"

PLAN 242 1893
BLOCK 8
LOTS 26 – 60 INCLUSIVE
EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 242 1893
BLOCK 9
LOTS 1 – 7 INCLUSIVE
EXCEPTING THEREOUT ALL MINES AND MINERALS

RESTRICTIVE COVENANT

MADE AS OF THIS 29th day of August, 2024.

BETWEEN:

ANDERS EAST TWO COMMUNITIES INC.
a body corporate incorporated under the laws of the Province of Alberta
(hereinafter called the "Grantor/Grantee")

OF THE FIRST PART

- and -

RED DEER EVERGREEN HOMEOWNERS ASSOCIATION,
a society incorporated under the Societies Act of Alberta, with registered office at 900, 10310 Jasper Avenue, in the City of Edmonton, in the Province of Alberta, T5J 1Y8
(hereinafter called the "Grantee")

OF THE SECOND PART

RESTRICTIVE COVENANT

WHEREAS:

a. The Grantor/Grantee is the registered owner of the Dominant Lands and the Servient Lands described in Schedule "A" hereto situate in City of Red Deer, Alberta.

b. The Grantor/Grantee intends to impose a scheme of mutually enforceable restrictions with respect to the use and improvements on the Lands in order to preserve the integrity of the Development.

NOW THEREFORE:

The Grantor/Grantee as registered owner of the Servient Lands described in Schedule "A" does grant and the Grantor does hereby declare, establish, impose and annex to the Servient Lands and each and every portion thereof for the benefit of the Dominant Lands, the following stipulations, restrictions, guidelines and provisions to run with the Lands and be binding upon the owners from time to time of the Lots:

1. In this Restrictive Covenant, including the preamble, the following words and expressions shall have the meaning herein set forth:

   a. "**Architectural Committee**" means a committee established by the Grantor/Grantee for so long as the Grantor/Grantee remains an Owner, and thereafter established by the Homeowners Association;

   b. "**Development**" means the residential subdivision plan within which the Lots are located;

c. "**Dominant Lands**" means the leasehold and easement interests of the Homeowner's Association, granted to the Homeowner's Association in the lands described in Schedule "A" hereto;

d. "**Dwelling**" means any residential dwelling constructed on any of the Lots;

e. "**Guidelines**" means the Architectural and Construction Guidelines attached hereto as Schedule "B" and as may be amended from time to time by the Architectural Committee;

f. "**Homeowners Association**" means the Red Deer Evergreen Homeowners Association;

g. "**Lands**" means the lands described in Schedule 'A' hereto;

h. "**Lot**" means one of the lots described in Schedule 'A' hereto and any further subdivision of such lots;

i. "**Owner**" means a registered owner in fee simple of a Lot;

j. "**Restrictions**" means the provisions, restrictions and stipulations contained in Paragraph 2 of this Restrictive Covenant;

k. "**Restrictive Covenant**" means this agreement as the same may be amended from time to time and the expressions "herein", "hereof", "hereto", "above", "below", and similar expressions if used in any article, section or paragraph of this agreement refer to this agreement including the schedules hereto and do not refer solely to a particular article, section or paragraph unless specifically stated herein;

l. "**Servient Lands**" means the lands described as such in Schedule 'A' hereto.

2. For each of the Lots comprising the Servient Lands, for the benefit of the Dominant Lands, the following restrictions, stipulations and provisions are to run with the Lands, namely:

a. Comply with City of Red Deer bylaws, specifically the Community Standards Bylaw as amended from time to time.

b. No construction of the Dwelling may commence unless the building plans have been approved by the Architectural Committee;

c. No dwelling may be constructed unless said Dwelling conforms with the Guidelines attached hereto as Schedule "B";

3. If any of the Restrictions herein or the application thereof to any part or any circumstances shall be held by any Court of competent jurisdiction to be invalid or unenforceable to any extent, then such Restriction shall be severed from the remainder of this Restrictive Covenant, and the remainder of this Restrictive Covenant or application of such Restriction to a party or circumstance other than those to which it is held invalid or unenforceable shall not be affected thereby and each of the remaining Restrictions of

this Restrictive Covenant shall be valid and enforceable to the fullest extent permitted by the law.

4. This Restrictive Covenant is in addition to the requirements of the municipal or other government authorities having jurisdiction in respect of the use of the Lands, and nothing contained herein shall be construed as permitting or authorizing anything which is prohibited, controlled or regulated by any statute, bylaw, regulation or like enactment having the force of law and having application to the lands.

5. Nothing herein shall require or oblige the Grantee to enforce this Restrictive Covenant or render the Grantee liable for the failure of any of the Owners from time to time of the Lots to adhere to or conform with the Restrictions contained in this Restrictive Covenant, it being the intention to attach to each of the Lots and the Owners thereof the obligation for compliance with this Restrictive Covenant.

6. The Restrictions contained in this Restrictive Covenant shall be binding upon and enure to the benefit of the Owner from time to time of each of the Lots and the Grantee and the restrictions herein shall run with the Lands and each of the Lots.

IN WITNESS WHEREOF these presents have been executed by each of the parties hereto the day and year first above written under its corporate seal and by the hands of its officers duly authorized in that behalf.

ANDERS EAST TWO COMMUNITIES INC.

Per: _____

Per: _____

ANDERS EAST TWO COMMUNITIES INC. Corporate Seal

RED DEER EVERGREEN HOMEOWNERS ASSOCIATION

Per: _____

Per: _____

RED DEER EVERGREEN HOMEOWNERS ASSOCIATION Corporate Seal

SCHEDULE "A"

TO RESTRICTIVE COVENANT AGREEMENT

The Current Lots are legally described as follows, all being lots shown on the subdivision plan registered as Plan No. 242893, namely:

Block 8, Lots 26 to 60 inclusive

Block 9, Lots 1 to 7

SCHEDULE "B"

ARCHITECTURAL AND CONSTRUCTION GUIDELINES

[redacted]

Evergreen Architectural Design Guidelines

PHASE 3

MELCOR DEVELOPMENTS LTD.

MELCOR

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Disclaimer

Notwithstanding anything set out in these guidelines, the Developer, Melcor Developments Ltd. and its successors and assigns, and the Design Review Consultant may apply their respective judgments when considering and approving anything regulated or controlled by these guidelines. In so doing, the Developer and the Design Review Consultant may provide waivers of or relaxations to any matter set out in these guidelines in their sole and absolute unfettered discretion.

These guidelines adopt the defined terms as set out in the Restrictive Covenant that will be registered on title and enforceable for the life of the community.

The Developer may amend these guidelines as it sees fit in its sole and absolute unfettered discretion.

Only the Developer, or the Red Deer Evergreen Homeowners Association may enforce the guidelines, no purchaser or a lot in Evergreen may enforce these guidelines.

To the extent the Developer or the Homeowners Association incurs costs, including legal costs, disbursements or expenses in enforcing these guidelines, the Developer or the Homeowners Association, as the case may be, and such costs, including legal costs on a solicitor and own client basis, disbursements or expenses shall become a debt payable by the Owner of the Lot in question and such debt shall be registerable as a charge against the Lot to run with the Lot and binding on the owners from time to time on the Lot.

1.0 INTRODUCTION

Evergreen is a master planned community located in northeast Red Deer, Alberta. Embracing the natural beauty of the existing water features, native green spaces, mature woodlands and proximity to the Red Deer River Valley park system, this sustainable community is designed for exploration and outdoor recreation. Its architecture will reflect the natural surroundings and contemporary amenities surrounding it.

In order to establish a high level of housing quality and visually appealing streetscapes, Melcor has developed Architectural Design Guidelines and assigned a Design Review Consultant (DRC) to review each house plan proposed for the community.

1.1 Design Guideline Objectives

The objective of the Architectural Design Guidelines is to achieve the highest standard of visual appeal of each house within the community. Builders, designers and future home owners are to follow these Guidelines when planning their new home.

The DRC will approve all plans prior to construction and address design related issues that a Builder, designer and home owner may face during the construction of a new house. The DRC will review the application on behalf of Melcor and recommend approval or resubmission based on the compliance with the Guidelines.

It is the responsibility of the Builder/Home Owner to become familiar with these Guidelines and design their homes in accordance with them.

Submission of the architectural controls to the DRC will require the Builder to confirm they have read and understand the Architectural Design Guidelines. The standards for Evergreen will be those as established in the City of Red Deer Land-Use Bylaw and these Guidelines. A stamp of approval will be provided by the DRC on the elevation drawing. A architectural design checklist will be provided to the Builder and must be submitted with each house plan. Conformity with these Guidelines does not supersede the required approval process of the City of Red Deer, which include the appropriate permits to construct the house and inspections of the appropriate City of Red Deer Building Inspectors, etc. Construction may only begin upon receipt of a Building Permit from the City of Red Deer and Building Grade Certificate form which is prepared by the Consulting Engineer.

These Guidelines may, at any time, be modified or changed by the Developer. Approval of any design and the interpretation of the enclosed Architectural Control Guidelines will be at the sole discretion of the Developer and/or Design Review Consultant, whose decisions will be final.

1.2 Housing Mix

The Evergreen neighbourhood housing mix was designed to create highly desirable properties for residents of all ages, lifestyles, and income. These Guidelines do not attempt to dictate any one particular design style, it encourages Builders and designers to draw inspiration from a variety of architectural elements to develop designs that suit both the homeowner's personality and add richness to the overall community.

2.0 SITE PLANNING

2.1 House Requirements

- Each home must be placed perpendicular to the road, rather than angled in the lot or parallel to one of the side property lines. All houses located on pie lots or in cul-de-sacs should be sited in a radiating pattern.
- Builders and designers are to review the Building Grade Certificate prior to home design to ensure that the proposed house is compatible with the desired lot. Refer to Setback Plan and Garage Layout Plan to ensure the front door is prominent and every house has visual appeal from the street.
- Front/Rear Yards - Houses are to be sited in accordance with the Setback Plan provided by Melcor and the City of Red Deer Land Use Bylaw. The setback shall not exceed 7.5m on lots with open front setbacks.
- Side Yards - Builders are required to make the best use of all open spaces within the property. Sideyards in excess of 1.8m will be reviewed and may require alterations to the house design.

2.2 Building Grades, Lot Grades & Retaining Walls

- Lot grading is to conform to the Building Grade Certificate and lot grading bylaw. Grades at the corners of the lots are not to be altered from those shown on the Building Grade Certificate. Any costs incurred due to changes from the approved Building Grade Certificate shall be the responsibility of the Owner/Builder. Corrections must be done with the completion of the house.
- The landscaped grade of a lot should always slope away from the house; be integrated into the subdivision system for drainage; and not drain into the neighbouring lots.
- The landscaped grade must be shown on the application package, however the Design Review Consultant reserves the right to approve adjustments.
- Any high visibility retaining wall should be architecturally finished in a similar material used on the house, material type shall be noted on the House Plan. Pressure treated wood, rail ties and unfinished concrete will not be accepted as retaining material. Retaining walls should be finished to complement house finishes and blend in with the landscape.
- All costs associated with drainage (retaining walls, wing wall on foundation, landscaping, etc.) shall be the responsibility of the Builder.

2.3 Walkways & Driveways

- Minimal use of hard surfaces is encouraged, but where necessary (i.e. driveways, walkways, and patios), long lasting materials such as concrete, paving stones and interlocking bricks are acceptable. Crushed stone, shale, loose aggregate and asphalt are not acceptable materials for driveways and walkways.

- Driveways and driveway aprons cannot be wider than the garage. Paired driveways with aprons in the boulevard must be spaced far enough apart to facilitate boulevard trees to be planted in between aprons.
- Driveway and apron layouts shall be shown on the Plot Plan.

2.4 Landscape & Fencing

- All homeowners are required to complete the fencing and landscaping of their yards within 12 months of occupying the residence.
- Melcor will provide a fence on certain lots that back onto each other, open spaces and public areas. Refer to Fence Plan for fence locations. All Developer installed fencing is the property of the home owner. Maintenance of these fences are the responsibility of the home owner.
- Planting Requirement:
  - One tree must be planted in the front yard.
  - Two trees must be planted in the back yard.
  - Trees must be a minimum of 2" caliper.
  - Twelve shrubs, ornamental grasses and/or perennials must be planted in an edged planter bed, within the front yard.

3.0 ARCHITECTURAL DESIGN

3.1 House Style Repetition

- Identical or near identical elevations and exterior colours may not be repeated more often than every fourth (4th) house on the same side of the street and every third (3rd) house on the opposite side of the street. Some discretion will be used for siding colours required for certain home styles.
- If the adjacent houses are too similar, the Design Review Consultant will request the applicant to make design changes. There must be a significant change in the features, such as roof type, size and location of windows and doors, colours, and finish material. A change of materials alone and reversing the plan is not sufficient.
- Drawings must reflect actual elevations for final approval. Reverse plans will not be accepted.

3.2 Architectural Design Elements

- Natural elements are foundational in the design of the amenities in Evergreen. It is the intent of these Guidelines to require those natural (or naturally inspired) elements to be incorporated into the architecture of the houses. See *Section 4.1 Wall Materials* for further details.
- Homes must clearly demonstrate elements of a particular style. Builders are to ensure that plans have the minimum standards set out in these Guidelines, plus be enhanced by including features that define a particular style selected by the Builder or home owner.

- Evergreen is open to a variety of Architectural elements, two common styles are shown in *Section 3.2.1 Exterior Elements & Features*. In addition, examples of other features can be found in *Section 3.2.2 Additional Elements*.

3.2.1 Exterior Elements & Features

Design Elements (CRAFTSMAN)

- Min. 6:12 roof pitch.
- Cross gable roofs.
- Dormers with either a gable or shed roof.
- Exposed rafters and/ or decorative brackets under eaves.
- Beams or triangular knee braces.
- Multiple window panes.
- Front porch beneath extension of roof.
- Square columns .
- Tapered columns with a supporting larger base.
- A high level of architectural detailing on doors, windows and gables.
- Dark rich colours with contrasting trim.

Design Elements (PRAIRIE)

- Max. 4:12 low-pitched Hip Roof.
- Deep overhanging eaves.
- Strong horizontal lines.
- Roof extension or cantilevered projection at eaves.
- Row of windows arranged in horizontal bands.
- Use of natural materials.
- Square columns.
- Masonry base.

Design Elements (Contemporary)

- Mix of roof lines.
- Single slope and flat roof.
- Sleek lines.
- Varying facade projections.
- Large windows.
- Increased wood elements.
- Increase use of stone/masonry.
- Garage doors with windows.

Design Elements (Modern Farmhouse)

- Min. 8:12 roof pitch.
- A-shaped or gable roof.
- Metal standing seam roof.
- Covered porch.
- Carriage style garage doors.
- Light neutral exteriors with high contrast features.
- Wood and black metal elements.

3.2.2 Additional Elements

- Angled or curved roofing.
- Dual pitch roofs.
- Steep roof pitch with front facing gables.
- Roof brackets.
- Window shutters.
- Shed or dormer windows.
- Tall vertical windows.
- Gable detailing.
- Timber trusses.
- Cedar shake detailing.
- Vertical wood batten boards in gable ends.
- Stone exterior chimneys.
- Columns with heavy tapered stone bases.
- Extensive stone work.
- Portico/ covered entry.
- Opened soffits.

3.3 Lots Backing To Public Green Space

The rear elevation of lots backing onto green space or other high profile locations ie. parks, walking path etc., require the same level of architectural detail as the front elevation.

- All windows visible from the rear elevation must have the same level of detail and match the front elevation.
- Rear gable treatment must match the front gables.
- Elements that break up the rear elevation must be incorporated on both the main and second floor. A continuous three storey elevation must be avoided on walk out lots.
- Rear deck must be completed at time of house construction.
- Rear deck posts and railing must be architecturally detailed in a similar fashion as the front elevation of the house. Deck supports less than 1.2m tall do not require additional detailing. Pressure treated railing is not permitted.
- Two storey full height flat elevations on lots with walkout basements will not be acceptable. The use of architectural styles such as down hill sloping roofs in combination with dormers, decks, variations in the rear wall planes, retaining walls, and grading should be incorporated to break up the elevation.

3.4 Side Elevation / Corner Lots

Corner lots require significant attention to detail. Bungalows or Bi-levels are preferred, however all models will be considered if the design is appropriate.

- Side elevations of the house facing the street, pathways / walkways require similar details to that incorporated on the front of the house.
- All highly visible side elevations will require the traditional elements to be carried to the side elevation, including covered porches, masonry, window and gable treatment.
- Jogs, built out rooms or cantilevers are required on the side elevation.
- On corner lots, the primary elevation will be on the side with the most street frontage.

3.5 Front Porches And Exterior Stairs

All houses are encouraged to incorporate a front porch into their designs to provide a more welcoming streetscape and promoting a pedestrian friendly environment. The use of a porch on a front attached garage house will also help reduce the distance from the garage face to the front entry.

- To ensure the functionality and correct massing, a minimum depth of 2.4m will be required for all porches.
- The underside of the porch is to be screened in with appropriate and complementary materials so that the underside of the porch is not visible.

- Porches must be an integral part of the house design and be a prominent element of the front elevation for houses with no front attached garage. Wrap-around porches on corner lots are encouraged.
- Decking, steps, risers, and skirting shall be constructed with concrete or composite material. Pressure treated wood is not permitted.
- Front elevations with more than 5 exterior risers will not be accepted without specific approval and must be shown on the House Plan.

3.6 Columns

- All posts/ columns must be boxed out in a decorative material and be a minimum size of 300mm x 300mm wide and incorporate an architectural base finish material,. ie. stone, stucco, smartboard panel, etc.
- Selected base finish must be 900mm in height.

3.7 Roof Design And Materials

Roof lines are to be made as interesting as possible by means of variations of roof forms and the use of steeply pitched dormers and gables. Roof lines on lots requiring special side or rear elevation treatment should incorporate dormers, or gable ends with additional elements or details to add character to the home.

- The roof pitch and overhang should match the chosen architectural style.
- The roof material for all homes is to be architectural shingles or composite products. No wood shakes will be allowed. All roof stacks must be enclosed and/or finished to compliment the roof colour and exterior finish detail.
- Architectural shingles (IKO Cambridge shingles or better) or concrete tiles are acceptable roof materials. Bright blue, red , green asphalt shingles will not be permitted. Concrete tile colours are limited to the grey/brown spectrum in the "slate" profile.
- Metal roofing may be approved if the builder can demonstrate the use as a clear style requirement.

3.8 Gables

All visible gables must incorporate significant architectural detail to create a more interesting facade.

3.9 Garages

An attached garage should reflect and complement the overall massing and proportion of the house and not dominate the streetscape.

- The maximum garage door height is 2.75m.
- For triple car garages, at least one of the bays of the garage must be offset from the other bays. This offset should be a minimum of 600mm and the roof line on this bay should be off set to provide articulation to enhance the overall garage design.

- Garages will generally be paired with the neighboring house unless noted otherwise on the Garage Layout plan.

3.9.1 Garage Projections

In order to reduce the visual impact of an attached garage, close attention will be paid to the architectural design of the front elevation and the design of the front entryway. One method is to bring the front entryway or porch as far forward as possible, without adversely affecting the interior layout of the home.

It is encouraged that the wall between the garage door and the front entry not exceed 4.2m. This will make the garage look more like part of the design and not an addition to the house. When this distance is exceeded, the design must incorporate additional detailing along the garage wall and in the roof lines above such as a window, batten detailing or masonry.

Living areas over the garage or otherwise known as "bonus rooms" will be encouraged.

4.0 BUILDING MATERIAL

4.1 Wall Materials

Acceptable siding materials include smooth finish acrylic stucco, cement fibre board, vinyl siding, natural stone, manufactured stone, brick, aluminum cladding (longboard), PVC cladding (Sagiper), or wood fibre board (Canexel).

- Vinyl siding must be traditional profile (no dutch lap or clapboard) in premium selection colours.
- At least 2/3rd of the front elevation should be clad in materials other than horizontal vinyl siding (i.e. stone, stucco, wood shingles, cement fibre products, smart board, crezone etc.).
- Natural wood elements (or naturally inspired wood materials) must be incorporated on all homes in Evergreen.(ie. ceder, longboard, Sagiper, timber elements).
- At least 3 materials are required on the front elevation to create visual interest (ie. board batten, smartboard, shakes, longboard, etc.).
- Any masonry application must ground the home and act as a structural element. Masonry return must be at least 600mm (2') around the corners.
- Builder's using material colours not readily available to the Architectural Review Consultant will be required to submit a sample for approval.
- Traditional materials true to the style of the home will be considered on a lot by lot basis. The bottom edge of the wall cladding must be adjusted so that a maximum of 500mm parging is exposed on all elevations.
- Any product or manufacturer not specifically mentioned in this document must be reviewed on an individual basis to ensure compatibility with the intent of these Guidelines.

4.2 Window Trims , Fascias & Soffits

- Trim shall be composite material such as smartboard or an approved equivalent material and is required on all openings on all visible elevations.
- Trim must be a contrasting colour from the main body colour of the home, corner boards, shadow boards, columns, fascias and soffits must all match the trim colour.
- When appropriate to the style of the house, the trim should be a minimum of 100mm battens wide on all sides/on all four elevations.
- Corner boards will be required on all front elevations and exposed elevations.
- Eavestrough colours are to match the fascia colour.

4.3 Entry Doors

- Entry doors are to compliment the architectural style of the house and should stand as a primary element of the front elevation. A standard panel door will not be permitted.
- Entry doors must have glazing and/or sidelights and/or transom windows. Upgraded fiberglass doors with a natural appearance or a real wood door will be permitted at the discretion of the Design Review Consultant and may be approved without the requirement of glazing.
- Entry door style must be shown on the House Plan.

4.4 Garage Doors

- Garage doors should complement the style of the house. Garage doors are not to exceed 2.75m in height and 6.1m in width unless authorized by the Design Review Consultant. Garage door details must be shown on the elevations.
- Traditional garage door profiles (rectangular or square raised panels) are not permitted.
- Additional space above the garage door to the eaves line (more than 600mm) will have to be justified and treated with an architectural feature.

4.5 Exterior Colours

Colours on the exterior of the house need to be consistent with the architectural theme of the house The Design Review Consultant must approve all exterior colour schemes.

Earth tones are the expected colour range for Evergreen. Each house is permitted to have one secondary colour that is complementary to the main body colour of the house. If a secondary colour is desired, a significant contrast is required in order to provide a high contrast with the main body colour of the house.

In order to achieve an aesthetically pleasing streetscape, some siding colors may not be permitted, and contrast between adjacent house is required.

To ensure diversity in colour between houses, the following colours will not be acceptable within 3 lots of each other. Colour groups considered to be nearly identical are:

- Granite - Windswept Smoke - Charcoal
- Pebble Clay - Pebble/ Kaki - Canyon Clay
- Clay - Terra Clay - Flagstone
- Harvard Slate - Storm
- Ironstone - Iron Ore
- Hickory - Autum Ash
- Wicker - Brownstone – Sand

5.0 ENVIRONMENTAL GUIDELINES

While not required, Melcor encourages all builders to follow Built Green principles:

- Builders are encouraged to build to a minimum Built Green Certification level of Bronze.
- Houses should utilize Energy Star materials and products whenever possible.
- Houses should use low-flow toilets and water conserving faucets.
- Architectural planning and design should take full advantage of energy efficiency (i.e. natural heating and/or cooling, sun and wind exposure, solar energy properties, etc.)
- Solar-power ready houses are encouraged.

6.0 APPROVAL PROCESS

Builders are required to submit House Plans to the Design Review Consultant to review and approve. The Design Review Consultant reserves the right to make exceptions to these Guidelines where it is considered appropriate.

Builders may provide details for alternative designs that match the intent of the Controls. Melcor encourages builders to submit alternative material suggestions and design ideas in advance of formal approval submissions.

If desired, Melcor can provide preliminary comments on the plans before the formal submission.

Applications are required to include the following documents:

- One (1) copy of the Architectural Design Review Application Form.
- One (1) Architectural Design Guidelines Checklist
- One (1) copy of House Plans delineating: Exterior Building Elevations, Building Floor Plans, Site plan.

7.0 CONSTRUCTION REGULATIONS

7.1 Site Inspection Before Construction

Before construction, every Builder must inspect the condition of the local infrastructure installed by the Developer (including water valves, standpipes, curbs, sidewalks, roads, street lights, fencing, etc.) in order to determine if any damage has occurred. Melcor must be notified in writing of any damage

immediately, otherwise, the costs of the repair of damages will be the responsibility of the Builder/owner.

7.2 Material & Equipment Storage

- Builders will be allowed to store their materials and equipment on site during construction, but may not store on adjacent or any other lot.
- All material must be stored in an organized manner and must be covered to ensure site cleanliness.
- Builders must ensure that they do not trespass or disturb any other properties.
- Concrete trucks may only clean chutes on the lot they are delivering to.

7.3 Use Of Site

- Construction debris and waste must be contained on site each day and removed regularly.
- Debris may not be burned, dumped, or buried anywhere on site at any time.
- The Builder shall be responsible for controlling dust and noise in the construction site.
- If any damage is done to other properties, open space, roads, driveways etc., it must be repaired and restored immediately at the expense of the person causing the damage.
- Upon completion of construction, each Builder shall clean the construction site and repair any damaged property including, but not limited to, restoring grades, driveways, pathways, culverts, signs, lighting, landscaping, fencing, and other improvements or utilities. Builders are required to protect the stand pipe (CC) from damage through the entire construction process. The stand pipe must be flush with the ground and visible after landscaping is complete. It will be the Builders responsibility to expose the stand pipe if it is covered by the home owner after occupancy.
- The Builder shall take all necessary measures to prevent tracking of sediment and mud onto the public right-of-way. The builder is required to clean any sediment and mud on the right-of-way in front of their lot regularly.

7.4 Vehicles And Parking

- Utility trailers, etc. may be parked on site only during the time of construction. These are parked at risk of the Builders.
- Vehicles shall be parked so as not to damage any landscaped and/or constructed areas.

7.5 Other

- Erosion control is the responsibility of the Builder during construction.
- Builders are to ensure that sites are only accessed via provided entries.



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