# Directory

| Developer | Walton Development & Management Inc. 
2200, 605 - 5th Avenue S.W. 
Calgary, AB 
T2P 3H5 |
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<tbody>
<tr>
<td>Contact:</td>
<td>Steve Hobbs</td>
</tr>
</tbody>
</table>
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Direct: 403-750-3319 
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| | shobbs@waltondm.com |

| Architectural Consultant | Horizon Designs Ltd. 
12816 52 Street 
Edmonton, AB 
T5A 0B6 |
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<tbody>
<tr>
<td>Contact:</td>
<td>May Molofy</td>
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| Architectural Design Consultant | Phone: 780-922-8004 
Fax: 780-922-8013 |
| | horizondesigns@xplornet.com |

| Surveyor | Stantec Geomatics 
10160 112 Street 
Edmonton, AB 
T5K 2L6 |
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<tbody>
<tr>
<td>Attn:</td>
<td>Brent Rudko</td>
</tr>
</tbody>
</table>
| Builder Services | Phone: 780-917-7000 
Fax: 780-917-7289 |
| | brent.rudko@stantec.com |
1. Introduction

The information contained herein is provided as a guide to be used by builders/purchasers only. Builders/Purchasers shall be fully and solely responsible for all designs, which follow these guidelines and for the conformance to the appropriate building codes. These guidelines may be altered, amended or varied by The Developer in its sole and absolute discretion.

1.1. 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 and thereby protecting future property values. House plans will be reviewed by the 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 appointed Architectural Consultant 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 development.

Any RSL zoned lots within this sub-division shall not be developed or used for anything other than single-family residential purposes.

1.2. 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 neighbour and the “look” of the subdivision. The objective is to provide the greatest possible latitude in exterior style and finish to permit the homeowner to own the home of their choice. The Architectural Guidelines are designed to provide visual control for siting & color, and 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 the front elevation as well as side elevations on corner lots.

2. Agreement

Every Builder/Purchaser undertakes to be bound by these Guidelines and agrees that these
Guidelines form an agreement between Builder/Purchaser and Developer as detailed in these guidelines.

The enforcement, revision, variance, and interpretation of these Guidelines shall be determined absolutely by The Developer.

Individual concerns will be adjudicated by The Developer’s Architectural Panel and the final decision of The Developer will be final.

The Builder/Purchaser agrees to start construction on the Lot within 12 months of the date of purchase of the Lot.

### 3. The Developer’s Guideline Consultant

The Developer has appointed Horizon Designs Ltd. as the Architectural Guideline Consultant (ADC) who will review all home plans and approve, reject or suggest modifications thereto. All builders are required to submit a full application package to the Guideline Consultant for approval before applying for development or building permits or booking stake outs.

### 4. Design Guideline

The objective of these Architectural Guidelines is to achieve a high standard of VISUAL APPEAL for the immediate and long-term benefit of the homeowner.

#### 4.1. House Design

**Minimum House Sizes**

The single-family residential dwelling construction upon the lot shall have the minimum floor area, excluding basements & bonus rooms as follows. All square footages are calculated must be above grade.

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 and areas.

<table>
<thead>
<tr>
<th>SIZE</th>
<th>(Single Family RSL Homes)</th>
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<tbody>
<tr>
<td>TYPE</td>
<td>sq. ft.</td>
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<tr>
<td>Bungalow (Main floor only)</td>
<td>1,100</td>
</tr>
<tr>
<td>Bi-Levels (Main floor only)</td>
<td>1,100</td>
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4.2 Garages, Driveways & Outbuildings

All houses must be completed with a double attached front garage with a minimum driveway width full width of garage. All garages shall be designed to compliment the house or be an integral portion of the house design.

Garages must be built on the side of the lot as designated by The Developer and as shown on the subdivision information.

Graveled or paved driveways are prohibited, poured in place broomed concrete must be used.

The maximum distance between the top of the overhead door and the eave line should not be more than 24” without the additional of an architectural feature such as a louvre or banding detailing.

4.3 Repetition

The same house plan/model shall be separated by 2 lots (XaoX) on the same side of the street and similar model will not be allowed directly across the street.

This may be altered at the discretion of the ADC if it can be shown that the two houses in question are located so as not to be visible together from any given angle. While similar house plans and elevations are inevitable it is however possible to vary the design by changing the roof lines, design, size and location of windows and doors, etc. Revised elevations will be required so that an accurate set of files can be kept for each lot.

4.4 Colors

Similar colors must be separated by 2 adjacent lots (XaoX) on the same side of the street. The Developer & its ADC reserves the right to approve or reject any color scheme or suggest reasonable changes in keeping with the general intent of these Guidelines.

– Contrasting accent colors are required
– No adjacent homes will be permitted to have the same body & trim colors.
– Same soffit, fascia, eave color will NOT be permitted on adjacent lots (XoX)
– Matching body & soffit/fascia/eave color will not be allowed.
Garage doors must be painted to be the same color as the prominent body color.

INTENSE SHADES, such as blue, red, yellow, green are highly discouraged on the main body of the house. Such intense colors will be reviewed on a lot by lot basis at the discretion of the ADC.

4.5 Corner Lots / High Visibility

Corner lots have greater public visibility because of a second front elevation. For a successful home design on a corner lot, the appropriate front elevation treatment must continue onto the flanking elevation. Therefore, special attention must be paid to side elevations and side yard setbacks on all corner lots. The side elevations should have the same treatment, i.e. box outs, detailed battens, stone/brick, as the front elevation, as it is even more visible than the front elevation from the street. Modifications to side elevations may be required where it is felt that the objective of the development has not been achieved.

Two storey plans will be allowed on corner lots.

No side drive garages will be allowed.

4.6 Exteriors

Acceptable exterior finishes include, vinyl siding, Hardie Board, full face brick or stone, cultured stone, stone tile OR combination. (No stucco permitted) No false fronts allowed.

Where vinyl is used as the predominate finishing material on the front elevation the following is required:

– Brick or stone is mandatory on vinyl elevations.
– ALL front elevation windows require detailing i.e.) battens, shutters or shadow sills. This detail is to be in a color contrasting to the body color.
– All window & door openings require trim detail.
– No metal corners allowed

Grills or Muntin bars ARE MANDATORY on all finishes.

Parging - maximum height – 2’ above grade on all elevations visible from the front street, includes side elevations ahead of the fence tie-back line, full length of side elevation on corner lots & rear elevations on lots backing onto the park with rear chain link fencing. On walk out lots parge line must be kept on ALL elevations.

Retaining walls/wing walls or any retaining structures that may be required are the full responsibility of the builder/home owner.

Gable Roof lines – when on front elevation require shadow board detail or decorative shakes or scallops.

Entrance Material – any front elevation verandas or stairs may be pre-cast or wood, if wood only decking & stairs/risers may be pressure treated, however any trim i.e.) railings, caps & posts,
lattice, must be stained, painted or pre-finished prior to final inspection.

**Entrance Risers** are to be kept to a minimum. No more than 4 risers per set will be allowed at the entrance any further that may be required must be placed in the run of the walk. Risers must be shown on plot plan submitted for approval.

**Entrance detail** – all homes are to use glass on front elevation if elevation does not accommodate for a separate window glass sidelight detail will be accepted. (on a lot by lot basis if foyer does not allow for separate window or side-lite minimum half glass in entrance door will be accepted).

**Stone or brick** – must be a minimum of 3’ in height complete with minimum 24” return onto side elevation. The Developer highly encourages the use of full height stone or brick. (Showhomes must use stone or brick full face of garage complete with 24” return).

**Specific Rear Elevation detail** – will be required on lots back onto a park, pond, or main roadway if applicable.

**In addition to window detailing & brick one additional feature is required, such as;**
- Belly Band
- Decorative columns
- Ladder detail
- Railing at entrance
- Decorative shakes or scallops
- Rake head or half round window
- Bay, box or cantilevered window
- Gable shadow boards
- 2 or more decorative louvers

**4.7 Roof and Chimney**

**Roof Pitch** must be a minimum 6:12 pitch on 2 Storey models. Bungalow styles require a minimum 7:12 pitch.

**Roof material** must be asphalt architectural/dimensional shingle

- Mandatory Manufacturer – Malarkey
  - Series - Highlander CS – 30 year
  - Color options – Natural Wood or Weathered Wood
- Manufacturer – BP
  - Series – Harmony – 35 year
  - Color options – Weathered Rock or Stonewood
- Manufacturer – IKO  (added March 2011)
  - Series – Cambridge – 35 year (2011 revised to life-time)
  - Color options – Charcoal Grey or Driftwood
Roof overhangs must be a minimum roof 18” on all levels for most house styles or in proportion to the home where a specific architectural style is desired.

Fascia boards are to be minimum 8” on all models. Fascia color to be contrasting from predominant body color.

Chimney’s & Flues - are to be finished in the same predominant finish as the house. Corbel detailing is mandatory. No more than 24” of exposed pipe to extend above the enclosure.

5. Landscaping and Fencing

The Builder must take a $2000 landscaping security deposit from the homeowners (including spec/model homes), which is to be held until the property passes a landscaping inspection by the ADC. Completion of the landscaping is to be completed within one year of occupancy (weather permitting)

Front Yard Landscaping – The Developer mandates that the front yard landscaped ahead of the fence tie-back line with the following requirement;

- Sod to the fence tie back line
- Minimum of 1 tree AND 6 shrubs.

Minimum size requirements are;
- 1.5” caliper if deciduous (leaf bearing)
- 5’ in height if coniferous (spruce or pine). Pyramid cedars & upright junipers will not be accepted as coniferous trees.
- shrubs must be no less than 12” in height if global variety or 12” in diameter if a spreading variety.

Or Alternatively 2 trees.
- Plant measurements are at the time of planting.
- Caliper measurements are measured 12” up from ground cover.
- City / Developer trees cannot be used as part of the landscaping requirement.
- No FULL front yard, hard surface landscaping will be considered.

Fencing

- Individual lot fencing to be Wood Screen Fence, as per diagram attached.
- Stain to be “Fawn” by Cloverdale Paint, solid wood stain, as reflected on the fencing diagram.
- No chain link fencing will be allowed other than what is installed by The Developer.
Fencing on common property lines must be overlap board wood screen fencing (as per diagram attached) OR chain link from the front fence tie back line to the rear of the home.

Lots Backing onto Pond with Developer Installed Chain Link Fencing

- Fencing on common property lines must be overlap board wood screen fencing (as per diagram attached) OR chain link from the front fence tie back line to the rear of the home.
- From the rear of the home to the rear property line fencing must be chain link matching the color & design of the Developer chain link fencing along the rear property line.

6. Recreational & Commercial Vehicles; Satellite Dishes

Commercial vehicles over 1 ton are not permitted in the development. Recreation vehicles and commercial vehicles of one ton capacity or less shall not be stored in the front yard or driveway of any property between the building line and the curb. If otherwise stored on site, the vehicles shall be housed in a garage or screened with plantings to reduce unattractive visibility of such vehicles from abutting streets and adjacent homes.

Satellite dishes or other electronic equipment must not be larger than one meter in diameter and must not be visible from the street. Any roof top equipment must not exceed zoning height restrictions by The City of Edmonton.

7. Site Design

Setbacks/Separation Space/House Location

All set backs will be as per building pockets as prepared by the Designated Surveyor.

8. Other Important Guidelines

Signage - All “For Sale”, builders' and construction signs are to be in a standard format as defined by The Developer.

9. Construction Guidelines

Lot Grading Guidelines

A Grading Plan has been established by the Developer’s Consulting Engineer and approved by The City of Edmonton for all lots within the Subdivision, unless authorized in writing by The City of Edmonton; the Builder shall rough grade & the Purchaser shall final grade the Lot in STRICT CONFORMANCE with the Grading Plan.
Upon completion of the Landscaping, the final rough grade approval & final lot grade certificate must be submitted to the ADC for final inspection purposes.

**Disposal of Excavation Dirt and Other Construction Waste**

The Builder shall pile or cause to be piled excess excavation dirt and other construction waste in a specified area if so designated by the Developer or its agent.

The Builder shall keep excavation dirt within the confines of the lot being built on.

The Builder shall forthwith remove any spillage onto a road allowance or adjacent lot.

If the Builder shall fail to comply with the requirements of this paragraph, the Developer may remove the dirt and waste and charge the cost to the Builder.

**Maintenance**

The homeowner shall be responsible for maintaining the Lot and adjacent boulevards in good condition by eliminating weeds and/or mowing grass thereon.

**Charges for Damage**

The Builder shall be responsible for all damages to any local improvements, utilities or survey installation of any nature or kind installed or provided by or on behalf of the Developer or the Municipality. A written Lot Inspection Report must be submitted directly to The Developer.

**10. Approval Process**

**Lot Inspection Process**

The following must be submitted to The Developer prior to stake out approval being granted;

- Lot inspection report. Prior to start of construction the Builder must inspect the lot and all services. All discrepancies or damages are to be reported in writing complete with photographs directly to The Developer.

- A Damage/Security deposit or Letter of Credit per lot is payable to The Developer prior to submission of architectural application.

**Architectural Approval Process**

Before applying for a Development/Building Permit, the applicant shall submit the following package to Horizon Designs Ltd.

1 (one) complete set of construction drawings. Drawings must be drawn to scale and include the following.

- Elevation drawing of front, rear, and two sides of the building including – sizes of openings (ie windows & doors)

- Elevations to be drafted reflecting correct finishing materials (stucco vs. vinyl) & finishing detail i.e.) battens, louvers, shadow boards, etc.
• Plans to reflect dimension detail i.e.) roof pitches, eaves, fascia, etc.
• Floor plans for all developed floors, including area each floor (i.e. square footages)
• A structural cross-section with specifications.
• A foundation plan

Faxed plans are not accepted for final application.

1 (one) Plot plan, prepared by designated mandatory land surveyor, reflecting grades, floor and garage elevations, risers.

Horizon Designs Ltd. color application form complete with manufactures, materials & colors

Horizon Designs Ltd. 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 Application indicating any changes to the Applicant. After approval, the plans may not be altered without prior approval of Horizon Designs Ltd.

Approval of any and all house plans will be at the sole and unfettered discretion of the Developer. Should disputes arise, the Developer shall make the final decision on the acceptability of plans.

No stake-out granted until architectural approval has been granted by Horizon Designs Ltd.

Contravention of architectural objectives.

Possible damage to:
Driveway aprons and asphalt.
Boulevard landscaping and trees.
Drainage swales and walkways.
Light standards.
Cathodic protection points.
Grading & Fencing

Final Inspection Process

Upon completion of construction & landscaping, an inspection request complete with approved grading documents must be submitted to the ADC for final inspection purposes. At time of inspection the cc water valve must be exposed and marked & the street (walk, curb & gutter) must be cleaned.

11. Forms
Following this page find these forms:
  a. Builder lot inspection report (pre-construction)
  b. Final lot inspection request
  d. Fencing detail

Color application available from Horizon Designs Ltd.

Guideline
December 15, 2009, Stag 2 draft guidelines prepared
March 31, 2011, Added IKO shingle option, Added alternative landscape option

PRE-CONSTRUCTION LOT INSPECTION REPORT

Date of Inspection: _____________________________________

Subdivision: _____________________________ Stage: ___________

Lot: ________  Block: ________  Plan: ______________

Municipal Address: ________________________________________________

Purchaser: ________________________________________________________

<table>
<thead>
<tr>
<th>Item</th>
<th>Damaged</th>
<th>Description</th>
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<td>Sidewalk</td>
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<tr>
<td>Curb</td>
<td></td>
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<tr>
<td>Driveway Apron</td>
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<tr>
<td>Service Valve</td>
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<td>Swale</td>
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<tr>
<td>Fence</td>
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<tr>
<td>Other</td>
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It is the Purchaser’s responsibility to inspect all of the above items prior to stake-out. Snow, mud or other conditions do not release the Purchaser from this responsibility.
IF THIS FORM IS NOT RECEIVED PRIOR TO CONSTRUCTION, THEN THE PURCHASER WILL BE LIABLE FOR THE COST OF REPAIRS WHICH WILL BE DETERMINED AT THE TIME OF THE FINAL INSPECTION.
WOOD FENCING NOTES:
1. ALL TIMBER POSTS AND BEAMS TO BE PRESSURE TREATED PINE OR FIRE-RATED TIMBER PAINTED WITH TIN COATS.
2. ALL WOOD FENCE MATERIAL TO BE STAINED WITH CLOVERDALE PAINT.
3. ALL TIMBER SHALL BE CLEAN, STRAIGHT, AND FREE OF SPLINTS, WORMS, CRACKS, LARGE KNOTS, AND OTHER DEFECTS.
4. ALL COLORS AND TYPES OF STAIN ARE AS PER THE DETAILS AND TO BE APPLIED AS PER MANUFACTURER’S SPECIFICATION.
5. ALL WOOD TO BE STAINED BOTH SIDES PRIOR TO INSTALLATION.
6. ALL DIMENSIONS ARE IN MILLIMETERS (mm) UNLESS OTHERWISE NOTED.
7. ENSURE THAT FRONT OF POST IS 1.5 METERS FROM GARDEN PATH.
8. ALL WOOD SCREEN FENCES TO BE PLACED 500MM FROM PRIVATE PROPERTY.
9. ALL HARDWARE TO BE GALVANIZED.
10. PRESSURE TREATED POLES TO BE TREATED WITH A SOLUTION OF PENTACHLOROPHENOL AND PETROLEUM TO CSA-C28.
11. HAILS TO BE 2.5MM ARMOCOATED FOR STRENGTH TO POSTS AND 3.5MM ARMOCOATED FOR BOARDS (3 PER BOARD).
12. CONTRACTOR TO CALL ALBERTA FIRE DISTR. AT 1-800-731-3441 TO HAVE EXISTING UTILITIES LOCATED PRIOR TO START OF ANY CONSTRUCTION.
13. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE WRITTEN SPECIFICATIONS, DRAWINGS AND DETAILS FOR THE PROJECT.
1.2M BLACK VINYL COATED CHAIN LINK FENCE

SCALE: Not to Scale

CHAIN LINK FENCING NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETERS (mm) UNLESS OTHERWISE NOTED.
2. ENSURE THAT FRONT OR POST IS 1.5 METERS FROM GAS LINE.
3. ALL CHAIN LINK FENCES TO BE PLACED 50M INSIDE PRIVATE PROPERTY.
4. ALL HARDWARE TO BE GALVANIZED.
5. ALL GALVANIZED METAL PARTS TO BE BLACK PUFFER COATED.
6. CONTRACTOR TO CALL ALBERTA FIRST CALL AT 1-800-242-3441 TO HAVE EXISTING UTILITIES LOCATED PRIOR TO START OF ANY CONSTRUCTION.
7. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE WRITTEN SPECIFICATIONS, DRAWINGS AND DETAILS FOR THE PROJECT.
8. REFER TO FENCING LAYOUT PLAN FOR ALIGNMENT AND GRADES.

16

SOUND ATTENUATION WOOD SCREEN FENCE

SCALE: N.T.S.