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**DEER VALLEY
ARCHITECTURAL AND DEVELOPMENT GUIDELINES
CYPRESS CREEK DEVELOPMENT DEER VALLEY INC.**



INTRODUCTION

Cypress Creek Development Deer Valley Inc. is committed to building attractive, unique, well-landscaped communities. An integral part of building an attractive community is through architectural controls that add to the overall quality of the community. Deer Valley will feature a mixture of housing styles and lot sizes, and generous areas of parkland & pathways. The purpose of this architectural control document is to ensure that future development in Deer Valley enhances the quality of the community.

This document was prepared in order to provide the Builders in the community with a general description of the development features that are provided by Cypress Creek Development Deer Valley Inc., as well as general guidelines and specifications for the siting and architectural design of the homes. While the information presented has been checked for accuracy as of the date of publishing, corrections or revisions may subsequently be made without notice. The detailed specifications or other requirements will be applied to all lots in Deer Valley. However, the submission of plans for approval is done on a lot-by-lot basis, and while each submission is checked against specification, it is also judged on its overall merit. Individual houses may receive relaxations of specific requirements, if they have provided substantially more than the requirements in some other way. Therefore, allowances, relaxations or requirements on one lot are not to be considered as precedent for any other lot, since each house must add to the overall quality of the community on its own. To encourage a creative architectural streetscape, Cypress Creek Development Deer Valley Inc., may alter specifications in the guidelines at any time without notice if it is deemed to be in the best interest of the community.

The Development Guidelines provide all of the details needed to select a lot, prepare a set of house plans; obtain approval through Cypress Creek Development Deer Valley's Architectural Control Representative and to complete construction. We hope you find them useful for these purposes and that the guidelines help create and preserve the value of an investment in Deer Valley.

All regulations and Land Use Bylaw put in place by The City of Leduc will be respected and adhered to. Cypress Creek Development Deer Valley Inc. retains the right to amend their architectural controls.

NOTE:

Builders are required to review these Architectural Controls with new homeowners. The homeowner is to sign the Architectural Control form that will be provided by the Developer to the Builder. A copy of the signed form must be included with the submission of plans for review. Guidelines will be included as a restrictive covenant on title.

Deer Valley



The Natural Choice Phase 1-A, B, C (BLOCK 4) & Phase 2

Architectural and Landscape Guidelines

This document outlines the Architectural and Landscape Design Guidelines for Deer Valley Phase 1A, 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 colour scheme.

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

BUILDING THE FUTURE TOGETHER

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 to the individual single family lots.

The Design Guidelines are the mechanisms, 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.

These guidelines are established and implemented on all houses built in Deer Valley. All dwelling units must be built on site in this subdivision unless otherwise approved by the developer. 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 Developers 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: SET BACKS AND LOT COVERAGE

3.1. Setbacks / Separation Space

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

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 width and adjacent homes. Building massing, siting and style may be adjusted on a lot-to-lot basis to enhance the streetscape.

Builder must optimize the building pocket while setting the width of the house. Generally houses should be close to 90% of the building pocket on a rectangle lot. Siting on pie shaped lot will be considered on an individual basis. Houses incorporating a garage offset of more than 2 feet of the house, will be specifically reviewed for suitability. Width of the garage should not exceed two third of the total width of the house, unless otherwise approved by the developer. Relaxation to these rules can only be granted based on lot by lot review of each plan submitted by the respective builder and at the sole discretion of the developer.

All houses on corner lots require special design consideration because of their high visibility. Bungalow and 1-1/2 story models are encouraged, but other model types can be considered on the basis of their suitability for specific location. Suitable 2 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 and landscaping is complete, to provide the developer with a Final Lot Grading Certificate prepared by the Designated Surveyor and has been approved by the City of Leduc, in compliance with the approved grading plan.

On all lots downspouts shall not be connected with the storm sewer system, nor shall they be allowed to discharged onto the ground unless the finished surface of the ground has been graded to drain toward the nearest paved street.

Front entry steps should be closed steps and should not be less than the width of side walk.

3.5. Repetition

No Repetition of designs with approximately identical house elevations will be allowed any more than twice on the same street unless otherwise approved by the developer.

To be different means that there must be a significant change in features such as roof style, size, shape and location 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 streetscapes. Modifications to elevation treatments may be required accordingly.

4. MATERIALS

4.1. Roof Materials

- a) The roof may be either wood shakes or Architectural asphalt shingles. Asphalt shingle colors should be Weather wood Blend from Timberline or Sandstone from BP Dakota series or Weathered wood from BP Rampart series.
- b) Other roofing materials can be considered if it can be shown by the applicant that they are in keeping with the overall objectives of these Guidelines.
- c) The minimum roof pitch is 5:12.
- d) Roof overhangs should be proportionate to the design but in no case less than 18".
- e) 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 Deer Valley, a requirement for architectural detailing and continuity will apply to all homes. These elements will include **strong entrance treatments, the use of feature windows, window grills, trim boards, built-up banding details, and brick stone tile**. Stucco exteriors will only be allowed in Block 4 lots.
- b) Vinyl Siding is allowed as a primary siding material along with other materials that can complement the look of the house. For example Brick and or stone work, Vinyl Shakes, Cedar Shakes, Vertical application of Siding. Alternate materials and methods of application will be considered on an individual basis.
- c) Predominate finish on the front elevation must be consistent on side and rear elevations.
- d) Brick, cultured stone or tile treatment will be a requirement on the front elevation of all homes. A minimum 50 square feet will be applied with min.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

requirements for brick, stone or tile may be waived at the Design Consultants discretion.

- f) Banding details used on the front elevations must be returned 1'6" around the corner on side elevations.
- g) Elevations must utilize three Colour variations. Main color would be the color of the siding, Second color should be the color of Batten around windows and doors, shadow board front column etc., third color should be the color of Eaves trough, Facia and rain wear. A Colour combination can be suggested by the builder or their customers but it will be subject to developer's approval.
- h) Parging is required on all lots on all exposed area of the foundation wall

4.3. Elevations

Front elevations and high visibility rear and or side 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. etc.

4.4. Colour

- a) No adjacent homes shall be of the same Colour and the same material. Builders must choose the colors from developers approved colors and no Colour scheme should be repeated on a minimum of four lots on each side and across the subject house. For instance, the pattern should be followed as XOOOOXOOOOX with XOOOX across the street.
- b) The developer reserves the right to approve or disapprove any colour scheme. Notwithstanding the foregoing, the Developer will not permit the predominance of one colour within any portion of the neighborhood.

4.5. Driveways and Garages

- a) Driveways and front walks are to be one of the followings:
 - exposed aggregate;
 - cast in place concrete, including stamped, coloured concrete;
 - Broom Finished concrete

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

- b) The walkway to a residence from a public sidewalk, curb or front driveway must be a minimum of poured concrete in broom finish, 30" in width. Individual patio blocks will not be permitted.
- c) A minimum double attached garage is required on all Garage lots. Minimum one light fixture on each side of the garage is required which can be substituted by a pot light under eave. Windows in garage door would be preferred.

- d) Unless otherwise approved by the Developer or its Designated Consultant, garages are to be located in conformity with the Garage Location Plan. Variances can be entertained if it can be shown that they will not adversely affect adjoining lots on the streetscape.
- e) The height between the garage overhead door and eave line should be kept to a minimum of 8" and maximum of 12"
- f) No Side by driveways to rear yards will be allowed.

4.6. Auxiliary Buildings and/or Garden Sheds

The side wall elevations of all auxiliary buildings and garden sheds shall not extend higher than adjacent fencing. Where such structures are visible from public adjacencies (i.e. parks), exterior wall finishes, style and colour shall compliment those used on the house. Roof style, color and materials are to match the materials used on the roof of the house.

5. LANDSCAPING & FENCING

5.1. SOD

All front yards must be sodded from the curb to a minimum of the front foundation wall (main entrance of the house) over a minimum 6" of topsoil within one growing season. 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. Alternate landscape material can be considered on an individual basis.

5.2. TREES

All lots require:

- One front yard tree with 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 Deer Valley Subdivision Landscape Plan. Installation of street trees is subject to change based on location of driveways and other on-site conditions.

5.3. Alternate front yard landscaping plans will be considered on an individual basis.

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 but this time must not exceed 12 months from the completion of house.

5.5. Fencing

- a) 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.
- b) 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. 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 or 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 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 plus 25% of this cost as administration fees.

7. APPROVAL

7.1. Covenant

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

7.2. Initial Submission

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

- Two sets of construction drawings of the house (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);
- Colour 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 regarding 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. No action will be taken on incomplete applications.

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 Buildings 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.

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. Until further notice by the Developer, the Designated Design Consultant is (to be announced) and the Designated Surveyor is

Hagen Surveys (1982) Ltd.
8929-20 Edmonton, AB T6P 1K6
Tel: 780-464-5506 Fax: 780-464-4450

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.