



Dear Builder

This is Revision to our Letter dated October, please note the revisions.

Following matters had been brought up to our attention related to Grading, Landscaping, Fencing and refund of grading / damage deposits. It was important for us to communicate with the builders and set up a policy, to deal with these issues. Following measures are taken to answer some of the questions we had been asked and to streamline a process to avoid any confusion, delays and frustration.

CONSTRUCTION OF FENCE:

Three different types of Fences required in Deer Valley subdivision are
“Berm and Noise attenuation fence”
“Standard Wood Screen Fence”
“Chain link fence”

Different types of fences are required in different areas of the subdivision. “Schedule F Attachment A” shows these areas. Berm and Noise Attenuation was required and been built along Hwy 39 and Grant McEwen Blvd. Chain link fence is required on the back of lots backing onto Deer creek and will be built by the developer upon the completion of construction of houses and grading of these lots.

Standard Wood screen fence is to be built by the developer along East of Deer Valley Dr. and along East and North boundary of Phase I Multifamily (Town homes) site. This would be on the back of lots 29 -38;
Lots 65 – 81 in Block 1 and Lots 48 – 43 in Block 4.

Chain link fence to be built by the developer shall be on the back of lots 3 - 6, 11 -16, 26 – 28 and 37 - 42 as soon as appropriate and possible.

Builders and home owners can build fences along their property lines individually or jointly with their neighbors, provided they follow the guidelines as described below. Height of the fence should be 1.8M and it is to be built as per attached drawings as minimum standards. Approved color of Fence is “Cloverdale” Exterior Wood Stain “**Sand Trail**” for fence and “**Fawn**” for Trim.

LANDSCAPING STANDARDS:



Every lot has to be landscaped either by the home builder or by the home owner as per their mutual understanding and agreement, within one season, after the completion of house. Landscaping standards vary depending on the location of the lot. Interior lots require a minimum front yard sod and one tree, corner lots require landscaping on front and side yards. Lots backing onto a public road way or amenity area required the rear yard landscaped to their property line or to the side walk as well. On the boulevards, area between curb side of the road and side walk shall be landscaped by the developer.

EITHER BUILDER OR HOME OWNER SHOULD COMPLETE GRADING AND LANDSCAPING OF THE LOT PRIOR TO REQUESTING "GRADING COMPLETION CERTIFICATE" FROM THE CITY OF LEDUC.

GRADING DEPOSIT REFUND:

Grading deposit in the amount of \$1,000 held by the developer shall be returned to the BUILDER ONLY upon the receipt of grading completion certificate and a written request by the Builder. ABSOLUTELY NO REFUNDS SHALL BE MADE TO THE HOME OWNERS.

DAMAGE DEPOSIT REFUND:

Damage deposit held by the developer shall be refunded to the builder upon the acceptance of subdivision by the City of Leduc. Damages identified by the City shall be repaired by the developer to the satisfaction of the City and will be charged to the respective builder and any amounts owing shall then be returned to the builder.

RESPONSIBILITIES:

All Builders were provided architectural guidelines previously. Builders are responsible to educate the home owners, provide information and assist them in this regard. We do not wish to get involve with the home owner's issues nor would we like to communicate with them directly. Builders are welcome to bring any issue for further discussion and resolve any problem that they might have.