

Landstar (Eagle Ridge) Land Corp./Isle of Mann
Architectural and Landscape guidelines for Eagle Ridge Phase 1

1.0 Introduction

1.1 Location

Eagle Ridge is located in the Town of Sundre, which is located approximately one hour and fifteen minutes north west of Calgary. This community provides a small town character with a variety of residential development for people who want to obtain more affordable housing and want to be out of the hectic pace of the city and want to take advantage of the excellent recreational opportunities in the region. The proximity to the foothills and a wide range of backwoods recreation draws thousands of visitors every year. The town provides the full range of services for the residents including a newly constructed school, recreational facilities and a wide range of commercial services.

The developer of this land is Landstar (Sundre) Land Corp. assisted by Isle of Mann Managements Inc. and Torus Engineering Consultants Ltd.

Architectural and landscape guidelines have been prepared to maintain an orderly development of the subdivision, enhance the spirit of pride in the community and to maintain and enhance property values for years to come.

We have tried to develop a set of guidelines that guarantees this while allowing flexibility and diversity for the home owner.

1.2 Vision

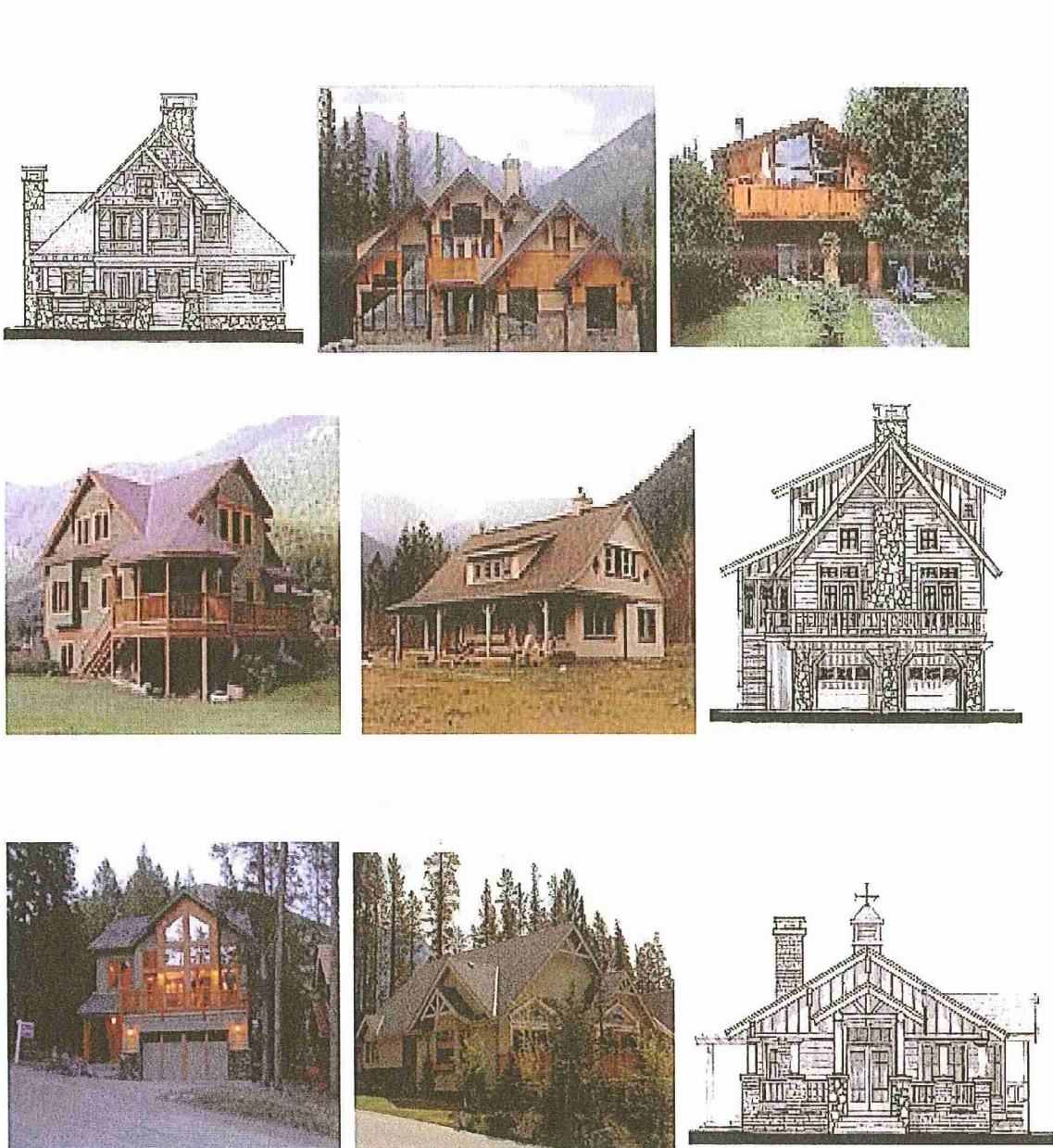
The vision for Eagle Ridge is a community that respects the natural terrain of the site, the recreational amenities of the area and provides a variety of housing for a variety of lifestyles and income levels while contributing to the Town of Sundre economy.

The goal of the architectural and landscape guidelines is to develop a harmonious visual context, increase the landscaping and trees and create a community for contemporary living using modern building materials and encouraging environmentally responsible development and all forms of conservation.

1.3 Intent and Theme

The intend of these guidelines is to create a community of harmony and continuity while maintaining a number of traditional architectural styles to offer variety. The preferred architectural styles include alpine design with steeply pitched roof lines and use of wood and stone in the exterior treatment, Craftsman, Colonial Revival and Prairie Style and generally the architectural styles acceptable. Other styles will be considered but the features that are strongly encouraged include verandas, dormer windows, attention to detail and deep rich earth tone and colours.

The following are examples of housing style that should guide the development in Eagle Ridge:



1.4 Building Commitment

Within 24 months of lot purchase (final closing) or within 18 months of the ability to apply for a development permit with the town, construction must begin and a Building Permit must be obtained from the Town of Sundre.

1.5 Application Process

To achieve the desired traditional look at Eagle Ridge, designers are encouraged to create preliminary renderings or sketches of home plans and elevations and submit them to Isle of Mann for review and comment. Formal application for development permit and building permit will be made to the Town of Sundre.

2.0 General Requirements

2.1 Site

Phase 1 of Eagle Ridge is zoned for Single Family Detached housing. All setbacks, heights and sideyards will meet the Town of Sundre Land Use Bylaw regulations. The houses should be placed perpendicular to the road but the setbacks of the homes may be staggered to provide variety in the streetscape. Garage entrances may be at 90 degrees to the front of the house and garages that are attached and part of the frontage will not extend more than 1 meter beyond the front of the house. Where there are cul de sacs or curved roads, the homes should be oriented to the street wherever possible.

Homes located on corner lots must include windows on the side of the home facing the road to be a minimum of 20% of the surface of the home.

Materials on the front face of the garage must return along the side wall of the garage to the entry. Creative driveway and garage arrangements are encouraged as the permeable and diverse driveway materials.

2.2 Style

2.2.1 Colours

Near identical elevations and colour schemes may not be repeated more often than every 4th house on the same side of the street and every 3rd house on the opposite side of the street. Approved wall materials include smooth finish stucco, James Hardie siding and vinyl siding in the premium colours. Stone and wood features is encouraged and it must be used in proportions reflecting structural integrity with a minimum of 25% of the front wall area of the home and must be extended at least 2 feet along the side from the front façade of the house. Predominant colour scheme for the development are rich earth tones that may be accented by primary colours.

2.2.2 Minimum Home Size

Minimum house size is 1500 sq.ft. for a bungalow and 1600 sq.ft. (on two levels) with the maximum house size determined by the lot coverage of the Town of Sundre Land Use Bylaw.

2.2.3 Roofs

Unique roof lines are encouraged. A minimum of 5/12 pitch is considered appropriate but steeper pitches are acceptable. Roof materials are to be asphalt

shingle, concrete tile or metal cladding or any construction material with a 30 year life expectancy or higher. Colours must coordinate with the housing colours and will be reviewed by the Isle of Mann to ensure coordination with adjacent homes. All roof hardware (vents, stacks, flashing etc.) must be painted to match the colour of the roofing materials. Overhangs and eaves will be a minimum of 300 mm (12 inches) and a maximum of 600 mm (2 feet).

2.2.4 Entranceway

The entry to the home must be consistent with the architectural style of the home, should stand as a primary element of the front elevation and should face the road.

2.2.5 Trim

Modern trim materials used in a traditional manner will assist the homes in Eagle Ridge to appear traditional and timeless. Trim will be required on front and rear elevations. Trim material shall be smart board only or an approved equivalent. The trim details should be a minimum of 150 mm or 6 inches. Rainware on exposed elevations must be painted to match the fascia and gutters and downspouts are required. Rain water harvest is encouraged and can be accommodated through downspouts or rain chains.

2.2.6 Windows

Windows should be positioned and in good proportion and relationship to one another on an elevation. They should be vertically proportioned, include multiple pane windows where appropriate and include feature windows such as octagonal, round, elliptical or gothic if they compliment the architectural style chosen. Windows on the front and rear elevations must be decorated and/or trimmed to suit the architectural style.

2.2.7 Façade Treatment

All exposed elevations which side or back onto a street or open space will require the same level of detail as the front elevation.

2.2.8 Decks and Verandas

Exterior decks and handrails should be treated wood or cedar, prefinished aluminum or metal construction. Deck designs must be shown on the drawings submitted to the Isle of Mann at the time of construction.

2.2.9 Sheds and Outbuildings

The exterior material of any shed shall match the colour and materials of the home. Sheds should not exceed 16 sqm (150 sq.ft.) or that size approved under the Town of Sunde Land Use Bylaw. Maximum height in this subdivision is 3.5m measured to the peak.

2.2.10 Garages

All lots shall contain an attached garage, unless serviced by a rear lane, and must be a minimum of a 2 car garage. Detached garages are only allowed if there is rear lane access. The garage shall be constructed of the same exterior finish and colour as the main residence and shall compliment the main residence as to roof line and accent features. It must be constructed as an integral part of the home. The garage shall not extend beyond the front façade of the home by more than one meter unless it is constructed at a 90 degree angle, in which case

the garage must have windows and other “home style” treatments on the wall facing the public road.

3.0 Landscaping

3.1 Timing

All landscaping will be complete within one year of the completion of the home and shall be guaranteed for one year after that time to ensure the survival of all vegetation and replacement if required.

3.2 Fencing

Rear yard fencing, where the lot backs onto a public road, will be provided by the developer to ensure continuity. All fencing in the subdivision will be reviewed by Isle of Mann prior to development permit application to the Town and it must conform to the Town of Sundre standards. Side yard fencing, if desired, will be supplied and installed by the homeowner. A six foot high side yard fence of wood screen construction is allowed. Where the property line abuts an open public space, the rear fence shall be a 4 foot high chain link fence.

3.3 Driveways

Driveways must be hard surfaced but may use a variety of materials including exposed aggregate, concrete, asphalt, cobblestone or stamped patterned driveway treatment.

3.4 Vegetation

Each home in Eagle Ridge will be required to be landscaped within one year of completion of the home. Each home in Eagle Ridge will be required to plant a minimum of three (3) trees on the property. The builder or homeowner may determine the location for the trees.

Deciduous trees may include shade trees such as maple, birch and ash with a minimum calliper of 50 mm. Ornamental trees such as flowering plum, cherry or crab must be a minimum of 40 mm calliper. Coniferous trees may include a wide variety of spruce and pine and be a minimum of 100 cm in height. All homes are encouraged to incorporate elements of green roof, rain water harvesting and drought resistant species planting to conserve water use.

Lawns may be seeded or sodded.

3.5 Garbage

All garbage bins must be stored in the garage or an enclosed screened area and only placed at the curb on the day of garbage pick up. They must be taken off the front drive the same day.

3.6 Features

Development of features such as fountains, gardens, lamp posts, garden art, courtyards and seating areas is encouraged. Development of spas and bar be que areas are encouraged in the back yard.

4.0 Construction Regulations

The following regulations apply:

- Builders may be allowed to store their materials and equipment on site during construction but may not store on any other home sites
- Items stored will have to be stored in an organized and covered manner to ensure site cleanliness
- Builders must ensure that they do not trespass or disturb any other properties
- Cleaning of paint solvent, stains etc. will not be permitted on site
- Concrete trucks may not clean shoots anywhere on site unless specifically approved by Isle of Mann
- All trucks and service vehicles will use the approved construction access
- Temporary sanitary services will be provided on site by each builder for their construction crews in compliance with the Public Health Act of Alberta
- Construction debris and waste must be contained on site each day and removed at the end of the project
- On site waste separation for recycling is required. This can be accommodated by each individual builder or shared facilities between builders can be accommodated
- Debris may not be burned, dumped or buried anywhere on site at any time
- Site damage (curbs, site furniture, sidewalks, roadways, vegetation) will be charged to the responsible builder
- Should a site not be maintained as these guidelines document, the developer or the Town reserves the right to rectify any deficiencies at the cost of the responsible builder
- Utility trailers etc. may be parked on site for the time of construction only. At the risk of the builder
- Vegetation material, top soil or similar materials may not be dumped on the site at any time
- Changing oil on any equipment or vehicles is not permitted on site
- Alcohol is prohibited on site at all times
- Erosion control will be the responsibility of the builder during construction
- Builders are to ensure that sites are not accessible except via the provided entries

Builders/Homeowners will be required to submit a \$ 3,000 compliance deposit for architectural guidelines, landscaping and damage to sidewalks and curbs that will be returned in full one year after planting is complete to ensure that the trees and shrubs have been planted as required and that they have survived a full year.

A pre construction inspection will be conducted prior to construction start up (the builder must provide Isle of Mann with 48 hours notice). This inspection will record the condition of concrete (sidewalks and curbs). An inspection will be conducted at the end of the construction and completion of landscaping to confirm compliance and that there is no damage to the curb and sidewalks. Any damage to the curbs or sidewalks will be repaired at the cost of the builder/lot owner to the satisfaction of Isle of Mann and shall be completed within 2 months of the completion of the home.

Generally, lot drainage is confined to the streets, drainage swales and easements. One

property shall not contribute to drainage to neighbouring properties. Positive drainage must be achieved away from all dwellings. Lot drainage patterns shall conform to overall subdivision drainage plan and/or individual lot drainage plans. A grade slip will be provided for each lot.

5.0 Discretion

Notwithstanding anything else set out in these guidelines, the developer, Landstar (Sundre) Land Corp. and Isle of Mann Management Inc. may apply their respective judgments when considering and approving anything regulated or controlled by these guidelines. In so doing, the developer and their consultants may provide waivers of or relaxations to any matter set out in these guidelines in their sole and absolute unfettered discretion.

Only the developer may enforce these guidelines. The developer may, from time to time, amend these guidelines.