



HERON CROSSING & POINT AT CANYON CREEK ESTATES

Architectural Guidelines

Introduction

Heron Crossing & Point Estates at Canyon Creek will be one of Medicine Hat's premiere residential subdivisions. As such, it is imperative that we Landmark Properties (Med.Hat) Ltd., work diligently with the Builders and Purchasers of the lots to maintain a level of quality that is reflective of such a development.

The largest components of the appeal of a building are the selection of exterior products and front elevation design. This guideline will set the standards for the minimum requirements for building in the subdivision. We encourage all home builders and designers to do everything within their power to make their home as visually appealing as possible, creativity in the material selection and building design is necessary. During the approval stage, the exterior colours and design of the building will be compared with neighboring buildings to ensure a smooth transition from lot to lot in addition to disallowing exterior colours and detailing that will clash or be too similar. It is highly recommended that prior to purchasing a lot, the Purchaser be familiar with these guidelines and be aware of the requirements of the subdivision.

Administering authority for these guidelines will be handled by the Developer, Landmark Properties (Med.Hat) Ltd. or Appointee. These guidelines do not override local codes or authorities with regard to building construction. Approval from the Developer does not guarantee that the plan will be approved by the municipal or provincial authorities. These guidelines may be revised and altered by the Developer as they see fit.

Controlled Areas:

- 1) General Guidelines
- 2) Approval Process
- 3) Special Condition Lots
- 4) Exterior Elevations
- 5) House Sizes and Building Heights
- 6) Exterior Finishes and Colours
- 7) Grading and Landscaping (to be completed within 9 months of occupancy)
- 8) Developer Inspections
- 9) Miscellaneous

In the case of disagreement between this document and the Purchase Agreement, the Purchase Agreement shall be taken as correct.

1. General Guidelines

- a) A security deposit of \$2500 must be given to the Developer prior to release of developer's approval of the house plan.
- b) No construction shall commence until such time as the Purchaser has signed approval from the Developer, and acquired necessary permits for construction from the City of Medicine Hat.
- c) Any changes required by the City of Medicine Hat during the permit review process must be reported to the Developer.
- d) All fences must be constructed as per guidelines and must not interfere with the Developer's fence to be placed around the site in specific locations. Permission and approval of the material and height must be obtained from the Developer prior to any fence construction, with the exception of necessary temporary fencing. The fencing material should be maintenance free as possible and must be preapproved by the Developer.
- e) During construction of homes on Heron Crossing & Point lots and Creek Edge lots, a snow fence must be installed between the Canyon or Creek and the house. This fence must be 25' from the house and span the width of the lot. Snow fence must continue up the sides of the lot to

within 8' of the rear corners of the house. This measure is designed to keep debris from entering and damaging the environmental reserve.

- f) The aforementioned security deposit will be released upon passing a final inspection by the Developer to ensure building conformance to these Guidelines in addition to ensuring that there is no damage to the property. The Developer reserves the right to charge a fee for any necessary re-inspections in addition to the cost of necessary repairs. The Purchaser will be billed for any repairs whose costs exceed the security deposit.
- g) House setbacks must set out by the City of Medicine Hat and the Developer.

2. Approval Process

- a) Purchase of lot from Developer.
- b) Purchaser submits plans to Developer for approval. Submitted package to include:
 - i. 2 sets of plans at readable scale (1/4"=1'0" is preferred).
 - ii. Front elevation detailing finish materials.
 - iii. 2 copies of the plot plan. Plans to show grades that maintain proper drainage possibly utilizing necessary retaining wall.
 - iv. Form outlining proposed colour range of exterior finishes.
- c) Approved plans and grade slips picked up once security deposit is submitted.
- d) Development Permit and Building Permit obtained from the City of Medicine Hat.
- e) Upon construction completion, the Developer is to be contacted to perform a final inspection and upon passing said inspection the security deposit will be returned.

3. Special Condition Lots

- a) Corner Lots
 - i. Corner lots will require that special attention be paid to the side elevation of the house that faces the street. There must be some detail in the form of a gable, bay window, or box out window.

- ii. Side windows and gables must in proportion with and have the same treatment as the front elevation windows and gables.
- b) Shallow Lots
 - iii. Some lots may require a 'Ranch Style' home. These homes are to be designed in such a manner that they make full use of the width of the lot.
- c) Front Walk-Out Lots
 - iv. Some lots have a greater than average rear to front slope. These lots will require a 'Front Walk-Out' or 'BC Walk-Out' design. This is easily achieved as there are many examples of such a design available.
 - v. Houses on front walk-out lots must be built in such a way as to ensure that the driveway is not too steep.
- d) Cul-de-Sac Lots
 - vi. Houses built on pie shaped lots must be built on such an angle to follow the natural arc of the cul-de-sac so that it presents the front elevation square with the street.

4. Exterior Elevations

- a) Minimum 6:12 roof pitch on main body of roof. All street facing gables or details must be 8:12 minimum.
- b) All elevations visible from the street must incorporate gables or dormers to break up monotonous roof lines. Gables must have detailing the form of battens, shadow boards or materials dissimilar to the rest of the house to avoid long planes of unbroken wall.
- c) All roof lines on any one elevation must be well-matched.
- d) The minimum roof overhang is 24".
- e) Each lot must be incorporate at least a double car garage. Any garages that can accommodate 3 or more cars must be designed in such a way as the plane of the front of the garage is off-set at least once per additional bay. Check with developer to ascertain on which side of the lot the garage should be located. Lots with a building envelope of 52' or greater at the front are encouraged to incorporate a side-drive garage, exceptions will be entertained at the developer's discretion.

- f) Front entry doors should be the focal point of the front of the house. Special attention to detail must be paid when designing and detailing the front entry. All front entry doors should be parallel with the street.
- g) Obvious repetitions of the same house plan, exterior colours or exterior material and finishes will not be allowed within close proximity of each other. This is to be determined at the discretion of the developer.
- h) Driveways and sidewalks shall be of exposed, stamped or coloured concrete construction. When paving a driveway, expansion felt must be placed between the driveway and the curb. Water curb-stop (shut off valve) and plumbing cleanout must be sleeved with PVC.
- i) Any necessary utility boxes in the front of the lot must be hidden on the three sides that do not have the access door by appropriate landscaping.
- j) All furnace flues must be encased in a minimum 2' x 2' chimney.
- k) Satellite dishes must only be located on the rear half of the house. Dishes must be affixed to the house, not free standing.

5. House Sizes and Building Heights

- a) Minimum house sizes for Creek Edge Lots and Estate lots are as follows:
 - i. Bungalow – 1300 sq. ft on the main floor
 - ii. 2 Storey – 1800 sq. ft. total with minimum of 1000 sq. ft. on the main floor.
 - iii. Bi-Level/Split Level – 1400 sq. ft. total (above grade) with minimum of 1200 sq. ft. on the main floor.
- b) Minimum house sizes for Canyon Edge lots are as follows:
 - i. Bungalow – 1500 sq. ft.
 - ii. 2 Storey – 2000 sq. ft.
 - iii. Bi-Level/Split Level – discretionary use only.
- c) Maximum number of storeys is 2
- d) Maximum building height is governed by the City of Medicine Hat

6. Exterior Finishes and Colours

- a) **Canyon Edge** lots will have restrictions that differ from the other lots in the subdivision. The following restrictions apply:
- i) Bungalows must have a full brick or stone face and garage return with a 24" wrap-around on side of house of rumbled brick, rock face brick, stone, or a combination of rumbled/rock face brick and selected stone products. Developer will specify which rumbled/rock face brick and stone will be eligible. Small areas with alternative cladding for decorative purposes will be allowed at the Developer's discretion
 - ii) 2- Storey homes must have a full brick or stone face and garage return on the first storey with a 24" wrap-around on side of house of rumbled/rock face brick, stone, or a combination of rumbled/rock face brick and selected stone products. Developer will specify which rumbled/rock face brick and stone will be eligible. If the face of the second storey is clad with stucco, windows must have a minimum of stucco build-out details or shutters but brick or stone cladding is also recommended for the second storey.
 - iii) All elevations must have a break or detail using finishes or roof structure between floors. For example, a horizontal band of brick of a different colour between the main floor and second floor on a rear elevation.
 - iv) All rear decks to have pre-finished aluminum railings of a colour that matches the house preferably with glass panels.
 - v) Rear decks must be at least partially covered or fully covered this is to add detail to the rear elevation.
 - vi) Enclosed sun rooms are allowed, framing must be of a colour complementary to the rest of the house.
- b) All houses including Creek Edge houses and Estate houses to meant the following minimum requirements:
- i) Same brick or stone requirements as Canyon Edge lots except that the garage return is optional and the brick/stone must wrap around on the side of the garage and house a minimum of 12"

- ii) All brick mortar joints must be either a tooled or flush/struck joint, weeping mortar joints are not allowed. Flush/struck joints are recommended.
- iii) Grilles in front elevation windows.
- iv) Stucco buildouts or shutters on every front elevation window not encased in brick or stone.
- v) Dark stucco to be used as the main colour with a complimentary detail colour. Acrylic stucco is recommended to attain a desirable dark colour.
- vi) Colour selections to be of a range that reflects the colours of the coulees, creeks, and prairies. A palette of acceptable colour ranges will be specified.
- vii) Garage doors, front entry doors, and any other door visible on the front elevation to be stained or painted a colour that compliments the house colour. Steel doors must be paneled. Stained or painted doors are recommended.
- viii) Stone tile and vinyl or aluminum siding will be not be permitted.
- ix) Hard-board or prefinished concrete is allowed.
- x) Soffits, fascia and eaves to be of complimentary colour in comparison to the rest of the house.
- xi) All roofs in the subdivision to be a 30 year architectural or designer shingle at a minimum.

7. Grading and Landscaping

- a) All lots must be graded and landscaped in such a way that water running off of them does not affect neighboring lands.
- b) Lots that are adjacent to drainage structures installed by the developer must be designed to make use of the provided structure. Maintenance of any drainage structures will be the responsibility of the Purchaser and any subsequent owner of the property.
- c) Lots that have significant side slopes must incorporate any necessary retaining walls at the Purchaser's expense.
- d) Retaining walls must meet standards set out by the City of Medicine Hat and must be finished with parging at a minimum.
- e) Before full release of the security deposit, the front yard of all lots must be landscaped using sod in combination with appropriate soft and hard

landscaping. Full front yard landscaping and driveway installation must be completed within 12 months of occupancy.

- f) Driveways and sidewalks in front of house must be completed prior to release of the security deposit.
- g) Certain areas may have fences installed by the Developer. These fences are to be maintained by the purchaser.
- h) Fences on all other lots must be selected from options provided by the developer.
- i) Front yard fencing of any kind is prohibited.
- j) No fence shall exceed 6' in height.
- k) Each lot must contain a minimum of 1 front yard and 1 rear yard tree.

8. Developer Inspections

- a) Preliminary plan inspections are outlined in this document under the heading 2. Approval Process
- b) Upon completion of house construction, front yard landscaping and driveway the Purchaser is to contact the Developer, who will perform an inspection.
- c) Assuming everything is in order, the full security deposit will be returned.
- d) 100% completion is required prior to the Developer's final inspection (this includes necessary retaining walls).
- e) In the case of damage to the developer's property or lack of conformance of the home to these guidelines. A re-inspection will be required to ensure conformity. At the Developers sole discretion a re-inspection fee if \$500.00 will be levied for each necessary re-inspection.
- f) The developer will not be held liable for non-conforming site grades.

9. Miscellaneous

- a) Any existing damages to the lot or any drainage or utility structures must be reported to the Developer prior to the start of house construction. If the damages are not reported, it will be assumed that the Purchaser affected those damages an as such will be required to have them repaired at the Purchaser's cost.
- b) Utility locates must be called prior to any lot excavation.
- c) Site Maintenance during construction:

- i) All construction waste must be contained in approved garbage collectors at all times. Every reasonable effort must be made to ensure a clean building site. Heron Crossing and Point at Canyon Creek Estates is nestled in a large portion of Environmental Reserve, loose construction debris can negatively affect the habitat of some of the native flora and fauna.
- ii) Weeds must be reasonably controlled at all times.
- iii) Spill dirt from excavations may be temporarily stored on adjacent lots only under the approval of the owner of the lot. In the case of an unsold lot, permission must be acquired from the Developer.

Signature of Customer Acceptance

Date

Sign

Print Name

Developer's Representative

Date

Sign

Print Name

Document to be signed while in the presence of a
Developer's representative.