



STAGE 4
LOTS FRONTING ONTO PARK OR PROMENADE
ARCHITECTURAL & DESIGN GUIDELINES



Stage 4

Block 2, Lots 51-61

Block 12, Lots 1-8

Block 13, Lots 1-11

Lots 13-18

Architectural and Landscape Guidelines

This document outlines the Architectural and Landscape Design Guidelines for Suntree, Stage 4, 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 color scheme.

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

Setting the Standard for Your New Neighbourhood

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 for the individual single family lots.

The Design Guidelines are the mechanism 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.

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 Developer's 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. STYLE

The natural landscaped surroundings provide the perfect setting for this collection of neo-traditional homes.

Stage 4 of Suntree consists of one distinct type of home. These guidelines apply to homes fronting directly onto park space or directly onto the Suntree Promenade. They have rear drive access, with opportunity for construction of detached garages.

3.1 Setbacks / Separation Space

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

3.2 Streetscape

Relative massing, siting and style will ensure each home compliments its neighbour and the subdivision. Entrance-ways will be covered at the first level to enclose and protect the space. The style, width, height and detailing of the entranceway will create a sense of welcome and arrival. Two story models only, will be permitted in this stage of Suntree unless otherwise permitted by the developer on corner or park-flanking lots.

3.3 House Sizes

Houses are to have a consistency of mass and volume within the streetscape. As such, house widths and sizes must relate proportionately and logically to the lot width and neighboring houses.

Maximum square footage applies as set out in the Land Use Bylaw.

3.4 Site Planning and Grading

Site planning and grading must accommodate the natural slope of the land with variations in grade absorbed within the building mass as much as possible.

Minimum setbacks will conform with those established by the Land Use Bylaw. Siting, building mass and style may be adjusted on a lot to lot basis to enhance the streetscape. Refer to Schedule 'B' for typical siting on these unique lots.

The Builder/Purchaser must utilize the designated surveyor.

Special attention is to be given the treatment of exposed concrete foundation walls. A maximum of 2' 6" of parged concrete will be permitted on all elevations visible from public adjacencies, including rear elevations.

Front entry steps are to be a maximum of four risers per set. Where the grade calls for more than six risers, the run must be split.

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 is complete, to provide the Developer with a Final Lot Grading Certificate prepared by the Designated Surveyor that has been accepted by the City of Leduc, in compliance with the approved grading plan.

All lots in Suntree Stage 4 must connect the sump pump discharge to the storm sewer system.

Downspouts shall not be connected with the storm sewer system.

3.5 Garage/Driveway/Walkways

3.5.1 Homes must be provided with a minimum 20' wide parking pad constructed concurrently with the home from the curb to the future garage pad. Pads must be constructed of concrete, including plain, stamped and exposed or washed concrete.

3.5.2 Detached garages must be consistent in style, finish and color with the design of the house. Finishing materials and roofing must be the same as the dwelling.

3.5.3 The front walk must be a minimum 30" width of poured concrete in broom finish, exposed or washed concrete, paving stone, or approved equivalent. Individual patio blocks will not be permitted.

4. MATERIALS

4.1 Exterior Colors

Colors will not be duplicated on adjacent lots. The use of a third accent color is required. Eavestrough is to be the same color as the fascia.

4.2 Corner Lots

Houses on corner lots require special design consideration. Flanking side elevations will have suitable front elevation treatment with principal roof planes sloping toward view. Corner elevations will require variation in wall planes, roof line between floors, appropriate wall heights, window placement and detailing.

Lots highlighted for exceptional treatment are:

Lots in Block

Lots in Block

4.3 Roofing

To provide a unifying theme throughout the subdivision, the minimum roof pitch will be 5/12. In consideration of overall massing and style, some secondary roofs may not be subject to this minimum requirement.

Roof materials will be asphalt shingles only in the color of Sandstone or Driftwood.

Roof overhangs will be proportionate to the design with suitable overhangs incorporated at cantilevers, box outs and bays.

Fascia may be 6"

All flues must be contained in a corbelled chase.

4.4 Exterior Finishes

All homes in Stage 4 shall be finished in vinyl siding.

The use of window and door surrounds and/or a combination of battens, trim boards, louvers and shutters will be featured on all homes and consistent with the traditional theme.

Brick, trim and stone may be applied as cladding or accent with 18" returns.

Window grills in a traditional grid pattern are required at the front elevation.

All verandas and wood entry steps must be skirted to grade with lattice or an appropriate finishing detail on all sides

An emphasis on entrance treatments is a requirement. Such treatment may include the use of verandas, courtyards and covered entries. The roof line at verandas and porches will be the same depth as the landing.

4.5 Accessories

Homes require a mailbox to control flyers and papers from scattering on park and promenades. Address numbers are required on both front and rear elevations.

4.6 Accessory Buildings

Accessory buildings must be consistent in style, finish and color with the house.

5. LANDSCAPING & FENCING

5.1 Sod & Planting

All yards must be landscaped to a minimum standard.

The front yard standard shall consist of sod and forty square feet of shrubbery planted in a prepared bed, located within 2 meters of the front property line. Shrubs may vary in size from a minimum 18" high. A prepared bed is defined by edging. The rear yard must be sodded in its entirety with the exception of the location of the parking pad. The location of the future garage may be left without sod provided the site is well defined with foundation boards and is graveled at a minimum.

5.2 Timing

All landscaping must be completed, in accordance with the requirements, within six months of completion of the house, subject to seasonal limitations.

5.3 Fencing

All fencing must be installed so that the bottom of the fence is 2" above final design grade.

The following lots will be partially fenced with decorative metal fencing: Lots Block and Lots Block. The following lots will be partially fenced with wood screen fencing: Lots in Block; lots Block.

Purchaser installed fencing must be ornamental metal from the front property line to the front house setback (4meters) and screen fencing from the front house setback to the rear property line. Sideyard tieback fencing may be ornamental metal or one of the screen fencing options. Screen fencing options are wood or black vinyl coated chain link. Privacy strips may not be incorporated. Both decorative metal and screen fencing must be consistent in terms of design, color and detail with the standard fence design options depicted in Schedule A.

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, parks and landscaping 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 for repairing damage shall become the sole responsibility of the Purchaser.

Under no circumstances may construction access be taken across designated park spaces.

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.

7. APPROVAL PROCESS

7.1 Covenant

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

7.2 Initial Submission

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

- one set 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);
- color 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 as regards 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.

Incomplete applications will be returned to the Applicant.

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 Building 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.

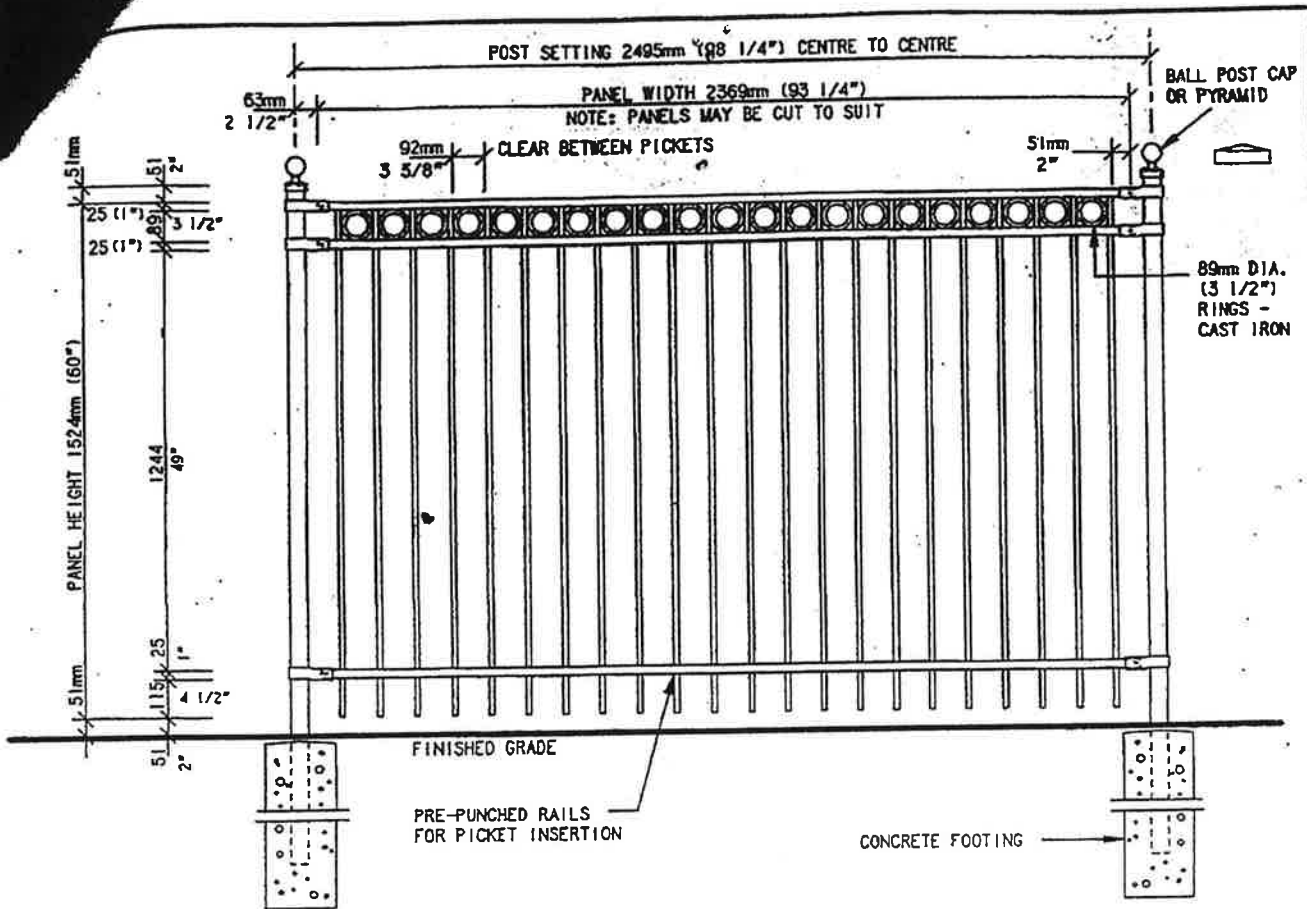
7.5 Refund of Security Deposit

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 Consultants

Until further notice by the Developer, the Designated Design Consultant is Mariah Consulting Limited and the Designated Surveyor is Northlands Surveys.

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.



SPECIFICATIONS:

POSTS, RAILS & PICKETS : COLD FORMED STEEL TUBING
 INTERIOR & EXTERIOR GALVALUME™ COATING
 CHROMATE CONVERSION COATING
 ELECTROSTATICALLY APPLIED
 THERMALLY BONDED POLYESTER POWDER COATING
 MINIMUM FILM THICKNESS 2.5 mils

POSTS: 51mm x 51mm (2"x2"), 16 GAUGE OR 14 GAUGE
 STANDARD POST SPACING (CENTRE TO CENTRE): 2495mm (98 1/4")

POST FLANGES: 76mm x 152mm (3"x6") x 6mm (1/4")

POST CAP: PYRAMID OR BALL

RAILS: 25mm x 25mm (1" x 1"), 14 GAUGE

PICKETS: 16mm x 16mm (5/8"x5/8"), 18 GAUGE

FITTINGS: 14 GAUGE STAMP FORGED
 FACTORY FINISH AS ABOVE

WELDS: STAINLESS STEEL

STANDARD PANEL WIDTH: 2369mm (93 1/4")

AVAILABLE PANEL HEIGHTS: 762mm (30")
 914mm (36")
 1219mm (48")
 1524mm (60") AS SHOWN ABOVE
 1829mm (72")

GATES: SPECIFY OPENING WIDTHS

SINGLE _____ QUANTITY _____

DOUBLE _____ QUANTITY _____

NOTE: TAMPER PROOF NUT AVAILABLE FOR BRACKETS

COLOURS: STANDARD COLOURS ARE BLACK, BROWN, GREEN
 WHITE & FOREST GREEN
 CUSTOM COLOURS AVAILABLE UPON REQUEST

WARRANTY: 5 YEAR MAINTENANCE FREE

COMMENTS:



TITLE

IRON EAGLE
 2130 SERIES c/w FULL RINGS

DRAWING No.

2130

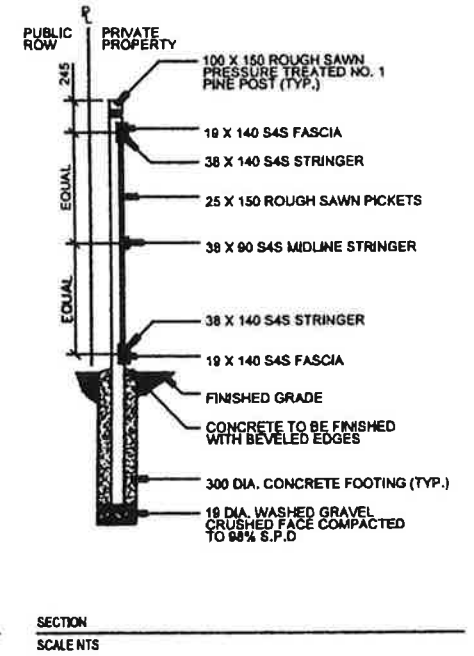
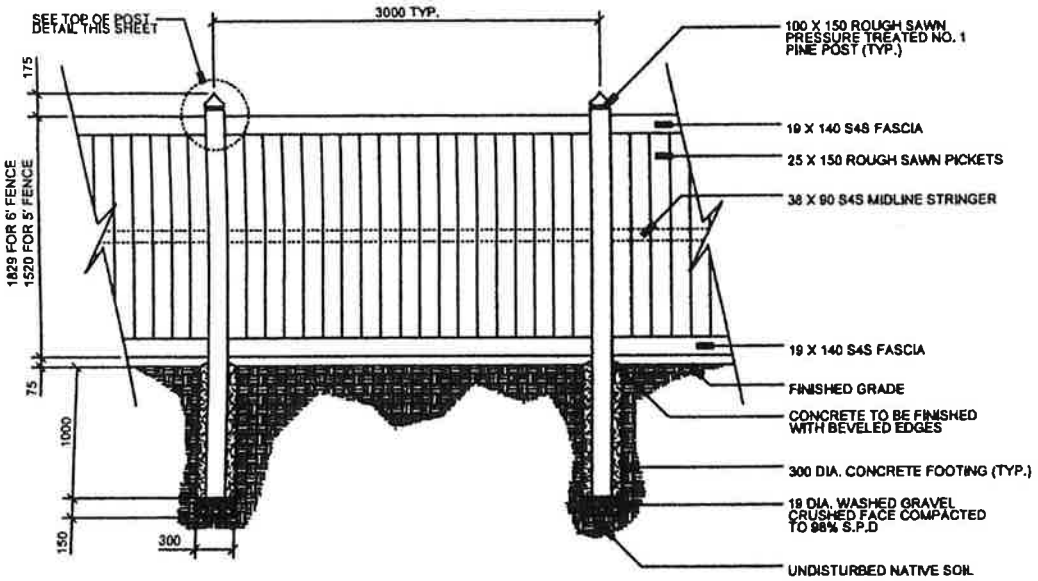
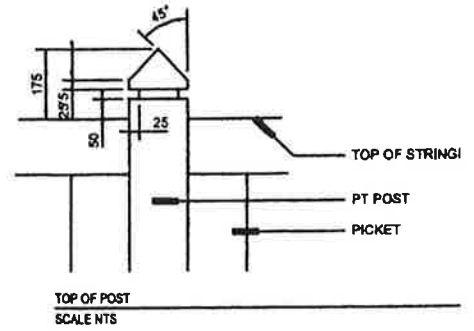
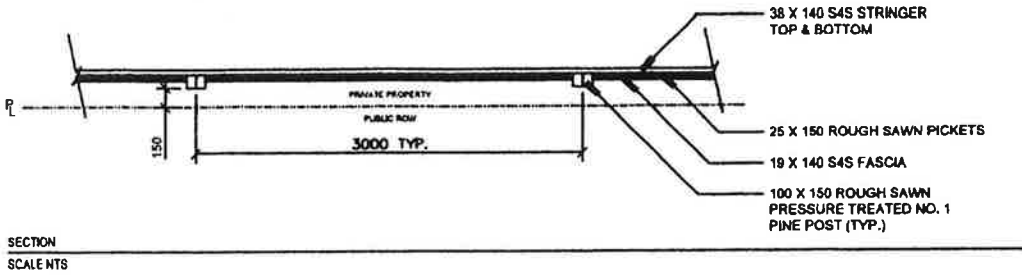
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DATE

Wood Screen Fencing

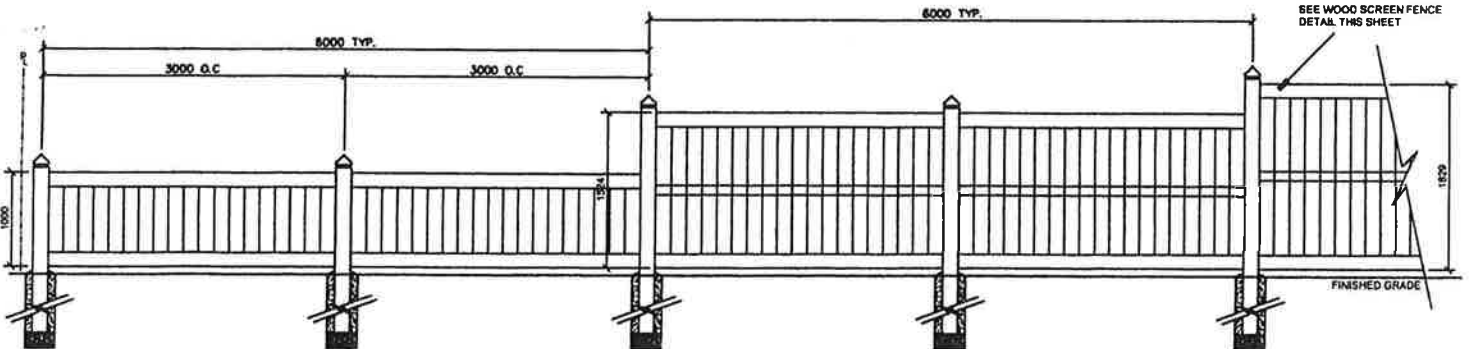
Schedule A



Notes:

1. POSTS AND STRINGERS ARE TO BE PRE-STAINED WITH TWO (2) COATS OF CLOVERDALE SUNTREE 'MONTEREY GREY' SOLID COLOUR WOOD STAIN.
2. PICKETS TO BE PRE-STAINED WITH TWO (2) COATS OF CLOVERDALE SUNTREE 'MONTEREY GREY' SOLID COLOUR WOOD STAIN. REFER TO EIDOS FENCING PROCEDURES, RE: SAMPLE SECTION OF FENCING AND STAIN
3. ALL FENCE POSTS ARE TO BE SET 150mm INSIDE OF PRIVATE PROPERTY LINE.
4. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED.

1 1829mm (6') & 1520mm (5') HT. SUBDIVISION FENCE
SCALE: NTS



NOTE: ALL FENCE POSTS TO BE 150mm INSIDE PRIVATE PROPERTY LINE

2 STEP-DOWN WOOD SCREEN FENCE
SCALE: NTS