

THE *Villas*
OF WHISPERING RIDGE

Phase II Architectural Guidelines
Updated August 2010

CROSSLINK
LEASEHOLDS INC –
Neighbourhoods for Living

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1.0 EXECUTIVE SUMMARY

This document outlines the design guidelines for Whispering Ridge Phase II, a planned community within the County of Grande Prairie, designed and built exclusively by Crosslink Leaseholds Inc. and their contractors.

The stated intent of these architectural guidelines is to ensure the very highest standard of visual appeal and image; ensuring compatibility among homes and integration of the community into the natural landscape. We will strive to build a community with merit and therefore believe these guidelines will help protect the value of investment made therein.

These guidelines may be altered, amended or varied by the Vendor, Crosslink Leaseholds Inc., at its sole and absolute discretion and without prior notice.

Crosslink Leaseholds Inc., the design Consultant, their servants, agents, contractors and/or appointees shall not be held liable for the accuracy, enforcement or compliance with the Design Guidelines to any owner or purchaser within the subdivision.

Each purchaser must inspect the condition of the local improvements installed by the Vendor, including but not limited to curbs, gutters, sidewalks, etc. on or around the 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 Vendor prior to purchase of lot, failing which, costs for repairing damages for same shall become sole responsibility of the Purchaser of the lot.

2.0 ARCHITECTURAL THEME

A pattern of coordinated components applied consistently in a diverse range of styles will establish the character of "The Villas of Whispering Ridge". These architectural elements – enclosed entries, stonework and the weight of substantial detailing, together achieve a grounded streetscape and homes that are comfortable and compatible in their proportions.

3.0 STREETScape

Care must be taken to integrate the unique values of each home with special attention to the relationship with neighboring properties. Relative massing, sitting and style will be of utmost importance in assuring each home compliments its neighbor and the subdivision. Building massing, sitting and style may be adjusted and/or alternate treatments requested to reinforce the streetscape.

4.0 BUILDING

4.1 DWELLING TYPE

The said lands shall be used for the construction of each lot of a single detached bungalow residential dwelling only (hereinafter referred to as “the residence”) and no semi attached, duplex or apartment shall be constructed on any of the said lands.

4.2 HOUSE SIZE/TYPE

Houses are to have a consistency of mass and volume within the streetscape. As such, house widths and size must relate proportionally and logically to the lot width and neighboring houses. The sitting of homes should maximize the building pocket wherever possible. A minimum pocket width of 95% is acceptable and will be reviewed by the Architectural Consultant to ensure proper design, massing, proportion, and compatibility.

All homes within this phase are to be built as a bungalow style home and are required to have a minimum square footage requirement of 1300 sq. ft. this area includes the outer walls but shall exclude any basement area, garages, porches, patio, deck or like structure.

4.3 CONSTRUCTION STANDARDS

Any residence shall be of new construction and shall be built to standards and designs approved by the developer. Additionally, the developer shall approve all home plans and subsequent plot plan prior to any construction.

No modular, mobile, prefabricated, log or A-frame homes on the said lands. All dwellings must be built on site.

5.0 Site Information

5.1 SITE PLANNING & 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. Lot grading must be in strict conformance with the approved grading plan for the subdivision. For lots with a more dramatic change in terrain such as walkout basement lots, there may be a requirement for special terracing and/or retaining walls. The purchaser shall be responsible for the design and construction of such retaining structures and must ensure design grades and lot drainage are not compromised.

In addition to the critical grade control points at the corner pins of the lots, the grade elevations along the entire length of side property lines must also be considered.

When retaining walls are required in the front yards they are to be constructed of material consistent with the home exterior. Retaining structures higher than 3' must be stepped to reduce the visual mass and must meet code requirements.

Costs of obtaining proper grades is the responsibility of the Builder/Owner

Rainwater leaders are required to direct roof water away from the house. Leaders and foundation drain pump-outs must be installed so that water is not directed to adjacent lots but flows wither to the front or rear as recommended on the subdivision grading plan.

5.2 FOUNDATIONS/BASEMENTS

Special attention is to be given to the treatment of exposed concrete foundation walls. A maximum of 18" of parged concrete will be permitted on all elevations of the homes. Variation in grade and basement design may require additional cladding material be lowered or extended to match the required 18" of ground level.

Verandas and Porches should be 1 – 4 risers (18" – 24") above grade. Minimum depth should be 4'. All verandas and porches must be skirted to grade with closed risers and appropriate finishing detail.

No concrete foundations shall be exposed more than 12" in front of garage driveway or garage floor. All exposed concrete on foundation or basement walls must be parged prior to completion of construction. All basement/foundation material must be concrete; no wood basements of any kind will be permitted.

5.3 WALKOUT LOTS

The rear elevation of these homes requires special design consideration. These elevations must have openings of a number and size that is suited to the wall area, and incorporate detailing consistent with the front elevation and overall design.

5.4 GARAGE/DRIVEWAY/SIDEWALKS

Double attached front drive garages are required and must be located in accordance with the garage location plan. All garages are to be minimum 24'x24'. Driveways and front walks must be poured concrete (creativity within this is allowed such as stamped concrete).

Driveway is not to exceed the width of the garage to the garage front where the width may then flare to include a walkway to the front and/or rear yard. A wider driveway may be considered, on the outside garage property line only, if it can be demonstrated that it does not compromise drainage or detract from the streetscape and landscaping standards.

A maximum height between the garage door and eave line of 24" must be maintained. Where the height exceeds 24", special detailing is required. Gable ends will require appropriate detailing to soften the visual impact accordingly.

The use of glass panels in overhead doors is required; the style must be plain with no grill inserts or other patterns.

6.0 Building Exterior

6.1 IDENTICAL ELEVATIONS

Similar elevations of style may not be duplicated within three lots apart on either side of the street (XOAX). (*The same model with slight changes in elevation is not sufficient*) To be considered different, an alternate elevation must reflect substantial modifications. Repetitive use of elevations will be monitored to ensure interesting streetscape. Color schemes are to follow the same guideline.

6.2 EXTERIOR FINISHES/ELEVATIONS

To achieve the standard and caliber of visual appeal, and ensure that homes conform to the general trend of the neighborhood, a requirement for some architectural detailing and continuity will apply to all homes.

- Only vinyl siding with brick, natural stone or cultured stone treatments shall be utilized as exterior wall finishes and trim material.
- Each house must have a minimum of 30% brick, stone or a similar material on the front façade. Cultured stone applications in lieu of real stone will be considered on an individual basis subject to approval of actual product to be utilized.
- Returned soffits are required.
- Front windows and gables must have additional 4" minimum trim material to give definition. Changes in cladding material, pattern, or color is strongly encouraged on all gables.
- No False Fronts
- Garage doors are to be a minimum 8' height on all styles of residence.
- All trim details and masonry details must be returned two feet at side elevations
- Where columns or posts are used on the front or highly visible elevations, they are to be of substantial form and solid in appearance.

6.3 EXTERIOR COLORS

Colors will be approved on an individual basis. Colors will not be duplicated on adjacent lots. In keeping with the character of the neighborhood and in keeping with blended streetscapes, extreme color variations will be strongly discouraged. Contrasting colors between cladding material and trim/fascia is mandatory. The use of a third accent color is strongly encouraged for entry and garage doors.

Please see the Crosslink office to view the predetermined color selection of exterior colors and finishes.

6.4 CORNER LOTS

Homes located on corner lots require special design consideration. Flanking side elevation will have suitable front elevation treatment with principal roof planes sloping toward view. All models will be considered for corner lots based on their unique suitability to these locations. Variation in wall planes is required.

All corner lots on collector roads are to incorporate additional treatment due to their high visibility nature.

6.5 ROOFING

To provide a unifying theme throughout the subdivision, the following will apply in all cases:

- Shingle Type: IKO – Cambridge 30 – Driftwood,
- Roof slopes: minimum 5/12 pitch on all planes, including garages on all homes.

Roof overhangs will be no more than 18". Fascia boards will be a minimum of 6".

6.6 LANDSCAPING

- Within six (6) months of occupancy (subject to seasonal limitations), all front yards shall be seeded or sodded to lawn grass, except for those partitions used in other decorative landscaping techniques, such as flower beds, shrubs and washed or tile rock
- All lawns must be completed to the front street curb.
- The developer will provide one tree per lot. Tree selection and location will be predetermined by the developer and his contractor.
- Planting hedges or border type of tree planting is not allowed along the property lines between the adjacent roadway and the front side of the dwelling.
- On corner lots, the homeowner is responsible for landscaping to the side curb and maintaining the area.

6.7 FENCING

Any fence erected on the lands shall be no more than six (6) feet in height and shall be of wooden construction following the general specifications set out in Appendix "A" hereto. All fences on the garage side of the home shall be held back from the front of the garage a minimum of 4' and fences on the non-garage side will have the same setback of 4' from the front of the home. No fence shall protrude or be constructed closer to the roadway than the front of the residence. The front yard (defined as part of the lot between the living area of the residence and the street or avenue) of any lot shall not be fenced. For greater certainty, corner lots shall not have the front yard (determined by the directional facing of the house) fenced but as with the remaining lots may fence the side and rear yards. The uniform color choice is: **Woodcraft, Fawn Brown** (General Paint).

6.8 FIREPLACES

Chimneys and flues must be contained within a chase and finished in a style consistent with the home design.

7.0 Subdivision Appearance

7.1 SATELLITE DISHES

- No satellite dishes shall be placed in front yards
- No satellite dishes shall be larger than thirty six (36) inches in diameter

7.2 SIGNAGE

No signs or advertising material of any kind shall be placed or erected on a lot with the exception of a building contractor signage (during construction) or during a political campaign (removed within 48 hours after election date).

7.3 ACCESSORY BUILDINGS

No accessory buildings except garages shall be located in the front yards. All buildings should be finished in the same exterior materials and colors as the residence (this includes roof material) and shall not extend higher than adjacent fencing.

7.4 Property Maintenance

All yards are to be mowed regularly and kept weed free. It is the responsibility of the homeowner to mow and maintain the flanking side of all corner lots.

Non-operative vehicles, waste, garbage or rubbish shall not be stored or placed on any lot.

7.5 CLEAN UP

Builders should encourage timely removal by all sub-trades of litter on building sites. Failure to comply will result in a clean-up bill being charged to the lot. Supply of bins by the builder is mandatory.

All Builders must ensure that all excavation is kept within the confines of their lot. Any spillage on a road, land, sidewalk or neighboring lot must be removed immediately or the Developer will arrange for its removal and invoice for expenses.

No dumping of any kind without the written consent of Crosslink Leaseholds Inc. Failure to comply will result in a clean-up bill being charged to the builder associated with the offender.

7.6 RECREATIONAL VEHICLES

RV's, motor homes and boats are not allowed to park longer than 4 days in the summertime at any one time either on the front street or in the front driveway. The intent of this is to allow for preparation for weekend holidays and such. All other times of the year they are not to be parked for longer than 24 hours.

RV pads are not allowed adjacent to the residences as the homes are to maximize 95% of the building pocket.

7.7 BREACH OF COVENANTS

In the event the developer or any other landowner touched by these covenants takes legal action to enforce these covenants, the person seeking the remedy shall be entitled to costs on a solicitor-client basis. The Developer may access any land touched by this restrictive covenant to remedy any breach of this covenant and, where remedial work is performed, may charge the lands with a Builders' Lien to secure payment. Should any owner of any lot breach any of the lands in Whispering Ridge may proceed in law against the offending owner to enforce these covenants, provided however that no obligation action or claim lies against Crosslink Leaseholds Inc. or its principals other than as a registered owner in the event of such a breach. This covenant shall constitute an absolute defense to such claim or action against Crosslink Leaseholds Inc. or its principals.