



# WHISPERING RIDGE

*Welcome Home!*

Phase 9 Architectural Guidelines/  
Restrictive Covenants  
July 2019

Schedule A – Servient Lots  
Schedule B – Dominant Lots  
Schedule C – Restrictive Covenant  
Appendix A – Fencing  
Appendix B – Builder's Application



## Schedule “A”

### Whispering Ridge Phase 9 Servient Lots

PLAN	BLOCK	LOT
	18	17
	18	18
	18	19
	19	6
	19	7
	19	8
	19	9
	19	10
	20	10
	20	11
	20	12
	20	13
	20	14
	20	15
	20	16
	20	17
	21	13
	21	14
	21	15
	21	16
	21	18
	21	19
	21	20
	21	21
	21	22
	21	23
	21	24
	21	25
	21	26
	21	27
	21	28
	21	29
	21	30

# CROSSLINK

LEASEHOLDS INC –  
Neighbourhoods for Living

PLAN	BLOCK	LOT	
	21	31	
	21	32	
	21	33	
	21	34	
	21	35	
	21	36	
	21	37	
	22	1	
	22	2	
	22	3	
	22	4	
	22	5	
	22	6	
	22	7	
	22	8	
	22	9	
	22	10	
	22	11	
	22	12	
	22	13	
	23	1	
	23	2	
	23	3	
	23	4	
	23	5	
	23	6	
	23	7	
	23	8	
	23	9	

## Schedule “B”

### Whispering Ridge Phase 9 Dominant Lots

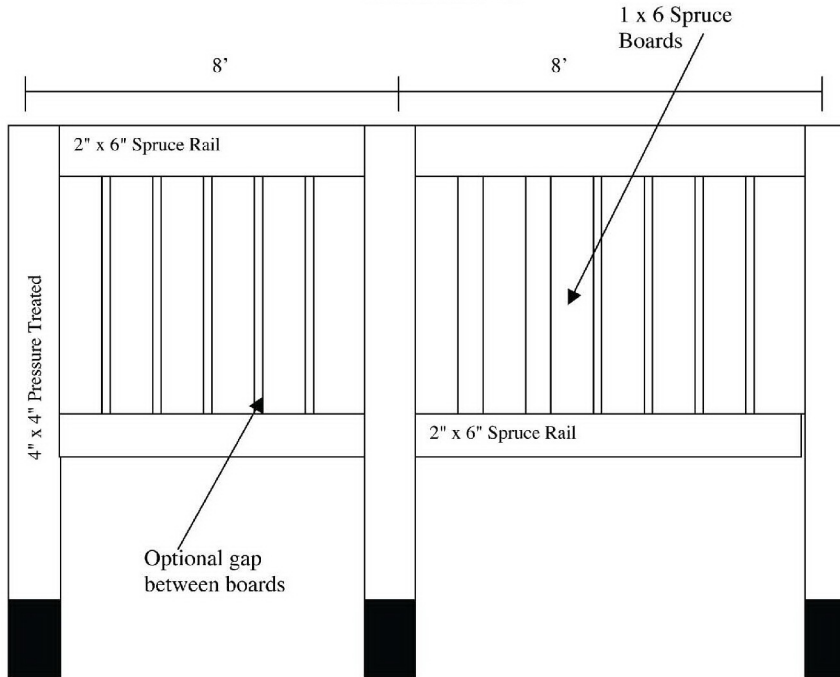
PLAN	BLOCK	LOT
	18	17
	18	18
	18	19
	19	6
	19	7
	19	8
	19	9
	19	10
	20	10
	20	11
	20	12
	20	13
	20	14
	20	15
	20	16
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	21	30

# CROSSLINK

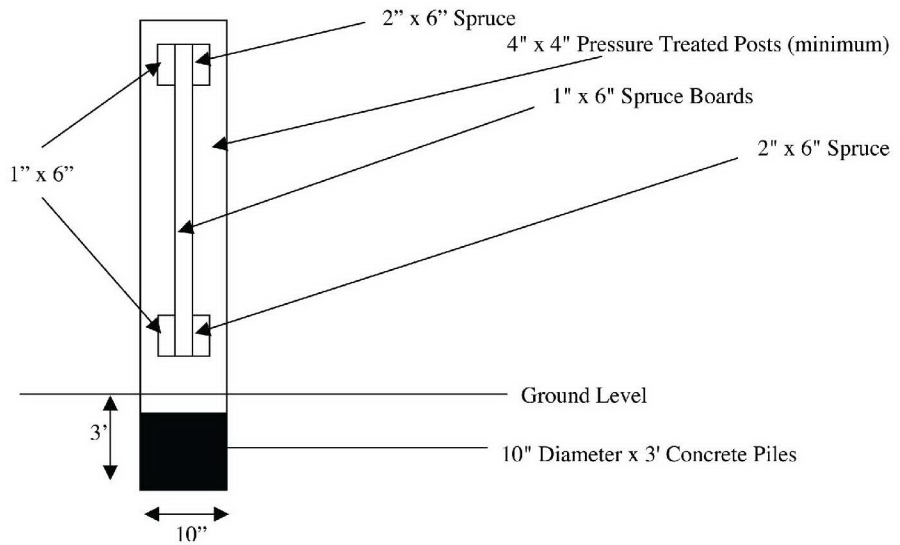
LEASEHOLDS INC –  
Neighbourhoods for Living

PLAN	BLOCK	LOT	
	21	31	
	21	32	
	21	33	
	21	34	
	21	35	
	21	36	
	21	37	
	22	1	
	22	2	
	22	3	
	22	4	
	22	5	
	22	6	
	22	7	
	22	8	
	22	9	
	22	10	
	22	11	
	22	12	
	22	13	
	23	1	
	23	2	
	23	3	
	23	4	
	23	5	
	23	6	
	23	7	
	23	8	
	23	9	
062 1226	3	9	15602 – 102 Street

**APPENDIX "A"**



**10" Diameter x 3' Concrete Piles (Typical)  
1" x 6" Spruce Boards**





APPLICATION FOR BUILDING APPROVAL

Date of Request \_\_\_\_\_ Subdivision \_\_\_\_\_ Phase \_\_\_\_\_

Plan \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Civic Address \_\_\_\_\_

Builder \_\_\_\_\_ Contact Name \_\_\_\_\_

Mailing Address \_\_\_\_\_ Postal Code \_\_\_\_\_

Phone # \_\_\_\_\_ Email Address \_\_\_\_\_ Job # \_\_\_\_\_

Homeowner \_\_\_\_\_

House Type:  Bungalow  Bi-level  1 1/2 storey  2 storey  Split-level
Additional: \_\_\_\_\_ Roof Pitch \_\_\_\_\_ Sq. Ft. Main + \_\_\_\_\_ Sq. Ft. Upper = \_\_\_\_\_ Sq. Ft. Total

Table with 3 columns: Material, Manufacturer, Color. Rows include Roof, Siding, Architectural Shakes, Soffit/Fascia, Eaves/Downspouts, Trim, Window Sash/Grills, Brick/Stone/Rock, Entry Door, Garage Door, Driveway/Walkway.

\* Please provide material samples for items that are marked if possible

SITTING AND GRADES IN ACCORDANCE WITH THE ATTACHED PLOT PLAN PREPARED BY THE DESIGNATED SURVEYOR. THE BUILDER IS RESPONSIBLE FOR MEETING THE REQUIRED ELEVATIONS AND ENSURING ACCEPTABLE DRAINAGE IN COMPLIANCE WITH THE APPROVED GRADING PLAN AND PLOT PLAN.

Use of House Plan Approval

The applicant acknowledges that the house plan approval is provided as a service; therefore the developer assumes no responsibility for the accuracy of the information provided or for any losses or damages resulting from the use thereof.

Date \_\_\_\_\_ Signature of Applicant \_\_\_\_\_

\*\*\*Please attach the following:

- A complete set of scaled plans and elevations
- Copy of plot plan with elevations prepared by Helix Surveys
- Completed and signed application form
- Material & color samples, as required
- \$2500 Damage Deposit per lot (up to a max. of \$5,000 per Builder)



## Additional Information

A damage deposit of \$2,500.00 is due prior to house plan and grade approval to cover:

1. \$1500 - Breach of architectural objectives - to be reimbursed after construction completion
  2. \$1000 - Possible damage to:
    - a. curb stop – Water valve
    - b. sidewalks, curbs and gutters
    - c. Driveway aprons and asphalt
    - d. Boulevard landscaping and trees
    - e. Light standards
    - f. Fire hydrants
    - g. Cathodic protection points
    - h. Grading and drainage swales
    - i. Fencing
- To be reimbursed after FAC compliance with municipality or inspection with Builder

The procedure for a deposit return is as follows:

- Exterior completed in accordance with registered guidelines and as approved by the architectural consultant.
- Landscaping satisfactorily completed as per requirements.
- Rough grading completed
- Water valve exposed and marked.
- Sidewalks, street, lane, gutters and curbs cleaned.

Upon Completion of construction, site works, and landscaping, a final inspection is done to ensure compliance with the architectural guidelines and to check for any damages to municipal improvements. **To initiate the final inspection, a request form must be forwarded by the builder to Crosslink Leaseholds Inc.**

## Phone Numbers:

City of Grande Prairie	(780) 538-0300
County of Grande Prairie	(780) 513-3950
Aquatera Utilities	(780) 538-0340

