

THE WOODS

— AT KENTON —

Architectural Design Guidelines

Block 2, Lots 17-47

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1 DIRECTORY

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Geotechnical Consultants:	J.R. Paine & Associates 17505 - 106 Avenue Edmonton, AB T5S 1E7 Phone: (780) 489-0700 Fax: (780) 489-0800

2 CONCEPT

Kenton is an architecturally controlled neighborhood. It is designed to provide a quality estate community projecting a distinctive ambience.

The philosophy of the architectural guidelines is focused on providing a quality living environment with a consistent and identifiable community image, yet one that offers variety and choice to the individual owner.

It is required that, whatever house design is submitted for consideration and review, a high level of design addressing the following be achieved throughout each individual home within the community:

- Siting
- Massing and proportions
- Elevations
- Detailing
- Landscaping

Beaverbrook and their designated consultants retain the full discretion to approve or disapprove any or all elements of a proposed development or structure. It is strongly recommended that all purchasers or builders obtain pre-approval for any proposed development. All Purchasers/Builders are advised to review this document in its entirety prior to completing any work on the lands.

2.1 Architectural Styles

The architectural styles in Kenton will be diverse. These guidelines include detailed descriptions for Craftsman, Heritage, California, Colonial, Georgian, Tudor, French Country, Prairie, Victorian and Contemporary/Modern styles. Modern home styles will also be accepted upon review by the Architectural Consultant.

Examples have been included at the end of these guidelines and it is recommended that the home owner further research styles and become familiar with the correct details of the housing style of choice. The detailed descriptions for each style will direct successful interpretation and discourage generic presentation.

The correct and appropriate massing, proportions and detailing – true to the style – are critical to the architectural merit of the home and are elements that communicate the quality of the design.

It shall be the responsibility of the applicant to demonstrate the characteristics and merits of an architectural period style. Acceptability or approval of such designs will rest solely with the Developer and their Consultant.

2.2 Dwelling Size

2.2.1 Area

Minimum house sizes required for all lots are as follows:

Bungalow	Footprint:	140 m ²	(1,500 square feet)
Side Splits	Total Area:	186 m ²	(2,000 square feet)
	Footprint:	103 m ²	(1,100 square feet)
Two-Storey	Total Area:	186 m ²	(2,000 square feet)
	Footprint:	103 m ²	(1,100 square feet)

All areas are measured to the outside exterior wall of the building.

A maximum square footage may be restricted to ensure a complementary streetscape with adjacent homes.

2.3 Land Use Bylaw

Formal standards for development will be those established in the City of Spruce Grove Land Use Bylaw. Unless otherwise modified herein, specific reference should be made to the City of Spruce Grove requirements.

2.3.1 Side Yard Requirements

Notwithstanding the regulations of the City of Spruce Grove Land Use Bylaw, the minimum Side Yard for all lots within this Stage shall be 1.8m each.

2.3.2 Building Height

Notwithstanding the regulations of the City of Spruce Grove Land Use Bylaw, the maximum Height for all lots within this Stage shall not exceed 10.0m nor 2 ½ storeys.

3 SITE DESIGN

Initial and lasting impressions of the development will be as a result of the overall relationship of buildings to each other and to the street, and the quantity and quality of the landscaping. These relationships should present an image of quality estate living and the guidelines encompass criteria to help achieve this vision. The criteria allow flexibility of approach to achieve an “estate” ambience.

3.1 Siting

Siting should reflect careful consideration of lot characteristics, relationship and orientation. **Building form and height will be proportionate to the architectural style represented and relate logically to adjacent dwellings.** Massing, style and setback may be adjusted on a lot-by-lot basis, to enhance streetscape.

3.2 Protected Treed Area

Lots in this subdivision are protected by an environmental restrictive covenant and/or easement preventing the Purchaser and any future purchaser from removal of the trees located within a 10 metre conservation area along the rear of the Lots. Further, additional trees have been left on each lot within a 5 metre area beyond the 10 metre conservation area to allow for individualized siting of homes and to provide the opportunity for additional screening and privacy by mature trees.

The Purchaser agrees to accept all environmental restrictive covenant and/or easements on title to the Lots at the time of transfer to the Purchaser from the Vendor as Permitted Encumbrances.

3.3 Lot Grading

Lot grading is to follow the natural slope of the land and is to be consistent with the Subdivision Grading Plan and Plot Plan. Placement of landscape materials and/or retaining walls must not alter the drainage pattern for the lot as defined in the Grading Plan. Final grade-certificates must be prepared by the Surveyor showing that lot grades comply with the Subdivision Grading Plan as a condition for refund of security deposit.

3.4 Plot Plans

Plot plans and stakeout must be carried out by the designated surveyor only. Plot plans must include the following:

- Scale 1:300 metric
- North arrow
- Municipal address
- Legal description of property
- All property lines, designated and dimensioned
- Size and location of proposed building(s) dimensioned to property lines, existing building and other structure where applicable
- All cantilevers (including floor, bay windows, fireplaces, eaves, etc.)
- Abutting streets, avenues, reserves, etc. Easements and utility right-of-way labeled and dimensioned, accurately figured, explicit and complete.
- Spot elevations around building and drainage directions
- Dimensions from property line to sidewalk and face of curbs

3.5 Garages

All garages shall be designed to complement the house or be an integral portion of the house design. Care should be taken to design the garage so as not to overwhelm the house. Any garage face that is predominantly visible from the street will require articulation. Long uninterrupted planes of walls will not be permitted. Blank walls visible from the street are not acceptable. All lots must be provided with at least a double attached garage. Garage doors must have an articulated face design such as paneling and must be constructed of wood or insulated metal.

Triple garages shall have the doors installed so that no door is wider than a double garage door width. Garage door styling must reflect the architectural style of the house.

3.6 Outbuildings / Accessory Buildings

The side wall elevations of all ancillary buildings and garden sheds shall not extend more than 0.5m higher than adjacent fencing. Buildings must be consistent in style, finish and color with the house. Roof style and materials are to match the materials used on the roof of the house.

3.7 Driveways/Walkways

The desirable driveway slope is 8% or less. The absolute maximum is 10%. All driveways are to be articulated (curved or arched).

Driveways and front walks are to be one of the following:

- Exposed aggregate (maximum aggregate size ¾" diameter)
- Concrete paving stones
- Stamped Concrete or colored concrete. *In all cases, the color of concrete or pavers must be approved prior to application.*

Driveways should have organic shape with a maximum driveway width at the front property line of no more than the width of the garage. It is recommended that a smaller driveway width be provided and then expanding to the width of the garage. All side drive garage locations will be reviewed for compatibility with adjacent homes. Side drive garage locations will require a landscaping buffer to adjacent lots. Sample driveway location plans are available from the Architectural Consultant for inspiration.

Driveways must be located in accordance with the Garage Location plan.

4 BUILDING DESIGN

All building facades are to be designed with care and attention to detailing of finishes and materials. Side elevations that are highly visible from the street should continue the design and the use of materials and detailing used on the front of the house. Any side rear elevations visible from a public walkway will require additional detail similar in materials as the front of the house.

4.1 Corner Lots

Corner lots shall be built either as bungalows or as side split houses or 1 ½ storey houses. In the latter case, the flanking must be designed to present the look of a single storey. In addition, the following features will be required:

- Roof planes must wrap around exposed building faces
- The principal roof planes must slope toward both street frontages
- Both facades must be designed as front elevations
- Retaining walls should be avoided adjacent to street frontages

- Windows should be incorporated on the side elevations
- Wrap-around decks are encouraged

In the case of a side split or 1½ storey houses, the second storey wall facing the side road must be set back a minimum of 10' from the face of the secondary elevation.

4.2 High Visibility, Special Considerations

The rear elevations of homes backing onto the internal pathway and trail system as well as street adjacencies require special consideration. Elevations at these locations must avoid expanses of blank wall space and present proportions consistent with the front elevation. Second floor cantilevers must be anchored by a roofline or appropriate treatment. All projections will have a separate roof line and minimum overhang. Roofline should slope to view.

Any walkouts or forced walkouts (both partial and full) that are high visibility must present an integrated building form incorporation a combination of architectural measures to address proportion and towering appearance. Graduated rooflines, dormers, detailing and a minimum of two wall planes with a substantial roofline within 20' of grade will be some of the architectural measures applied to these highly visible settings. Decks for the walk-out basement designs must be constructed concurrently with the home.

4.3 Rear Decks

The rear decks on high visibility elevations must incorporation appropriate column design at posts and railing design. The underside of all above grade decks must be appropriately finished or soffited. Second floor decks must be set back from the deck beneath.

4.4 Repetition

To encourage originality, similar elevations may not be repeated within two lots of each other or directly across the street (XOAX). Repetitive use of elevations will be monitored to ensure interesting streetscapes. Modifications to elevation treatments may be required accordingly.

4.5 Retaining Walls

Retaining walls are the responsibility of the property owner and must not compromise the grading design of the lot. Natural elements such as rock and wood are preferred for construction of retaining structures. Allan Block can also be utilized and concrete is acceptable if appropriately finished to view. Retaining structures over 1.2 metres in height must be stepped to reduce the visual mass.

5 EXTERIOR MATERIAL & FINISHES

Special attention should be given to selection of exterior finishes and detailing that will be compatible or characteristic of the style or period design of the dwelling. There are to be no "false fronts". The dominant material of the front elevation must be carried through all remaining

elevations and accessory buildings. Detailing of the exterior finishes must also be carried through all remaining elevations and accessory buildings.

- A maximum of two predominant materials are recommended on the exterior of the house on all facades.
- Maximum height of parging on front elevations shall be 1'0" above grade and 2'0" above grade on all remaining elevations.
- Accent materials must be used logically and consistently. It should suggest structural support to avoid the appearance of a veneer application.
- Allowable materials include brick, stone, beveled wood siding, hardi plank siding and cedar shingles. Ornamental detailing in a PVC material will be allowed.
- A minimum of 300 sq. ft. of brick or stone is required on all sided homes.
- A minimum of 200 sq. ft. of brick or stone is required on all stucco homes.
- Stucco may be used but only with a sand float finish and only in combination with sufficient contrasting details. Stone dash stucco or swirled patterns will not be permitted.
- Brick and stone work is to be quiet and uniform in color.
- The use of multi-colored stone work or extensive use of stone jumpers will not be permitted.
- Cedar shingles will have a maximum exposure of 15.24 cm / 6 inch and the application of decorative shingles shall be characteristic of the style or period design of the house.
- The allowable siding material will be placed horizontal and with a maximum 12.7 cm / 5 inch exposed profile.
- Vertical wood siding and battens in the Arts and Crafts style is permitted.
- The front application must be carried a minimum of 182.88 cm / 6 feet around the side of a building, unless there is a logical stop line. A Façade application is discouraged.
- Other materials may be approved at the sole discretion of the committee on an individual application basis. An approval of a material on one house shall not constitute a precedent for the use of that material on other houses.

6 EXTERIOR ELEMENTS AND FEATURES

Exterior elements should be carefully detailed to reflect the overall theme of the design concept of the housing style. The main entrance to the house should be accentuated with architectural features such as arched or fan windows, porches, archways, etc. Some degree of transparency, either through the use of sidelights or fan lights in the door, is encouraged. Entrance way design should project an inviting and distinguished image.

Traditional window types, such as owning, casement or double hung, should be used. Their proportions and style again should site the overall theme of the house. Window lintels and sills should be designated to create visual interest through the use of keystone masonry accents or borders.

Entrance gates or landscaping as discussed for the driveway entrances should be designed to match the style of the house.

Railings to the rear decks should be transparent and should carry the same attention to detail as the rest of the house. They should relate specifically to the chosen period style of the house. Decks should be supported on beams spanning between columns and visible below deck. Column size should be a minimum of 304.8 cm / 10 inch square embellished with capitals, bases, or other similar details and clad in the predominant of accent material for the house.

6.1 Roofs, Eaves, Soffits

Roof materials used are to be congruent with the period style of the house. Materials approved include Cedar Shakes, Architectural Asphalt Shingles – shake profile, Unicrete roofing tiles and Decra roof tiles as per the attached schedule. All roofing colors must be in darker hues, and natural/earth tones. See Appendix A.

Special attention is to be given to roof overhangs and roof drainage in relation to the style of the house. The appropriate overhang shall be provided for the house design (i.e. Georgian style – 300 mm / 1 foot), etc. Two rain eaves trough treatments are allowed – they can be either an exposed eaves trough mounted to a 304.8 cm / 10 inch deep fascia board, or the recommended concealed gutter detail. Rainwater leaders and eaves troughs should match the fascia color and be painted out to match the background surface. Pre-finished aluminum fascias are acceptable and must match the trim color of the house.

Soffits other than flat/perforated pre-finished metal are encouraged. Flat soffits that extend beyond 400 mm / 16 inches may be required to include additional detailing.

6.2 Chimneys/Flues

Chimneys are to be brick, stone, or to match the exterior finish used on the house. All chimneys will require a chimney cap. Brick and stone should be corbelled or have a decorative concrete flue cap. All chimneys and chimney caps shall have a design characteristic with the style of the house.

Exposed stainless steel flues **will not be** allowed on any façade. Exposed direct-venting flues will not be allowed on the front façade. All roof stacks, flashing, etc. are to be painted out to match the eventual weathered appearance of the roofing material.

6.3 Colors

All exterior color schemes must be approved. In general, guidelines for colors are towards the natural expression of materials (i.e. stone, brick, wood). Houses with schemes that are deemed to detract from the street setting will be rejected.

The color of the garage door must be in the same range as the predominant color of the house. No two adjacent houses may have the same predominant or accent color unless it is the color of a neutral material. Bright accent colors are not allowed and accent colors must be complementary

to the house colors. Exceptions to allow bright accent colours may be considered on modern home styles, depending on the treatment and application.

6.4 Screening of Recreation/Commercial Vehicles and Satellite Dishes

Recreation vehicles, satellite dishes, and commercial vehicles in excess of a $\frac{3}{4}$ ton capacity shall not be stored on the property unless properly screened from view. Satellite dishes or antennas must be screened from public view and must be a maximum of 18" diameter. The receivers should be wall hung and mounted to ensure a minimum visual detraction.

7 LANDSCAPING & FENCING

7.1 Landscaping/Architectural Deposit

The Builder and/or Purchaser shall provide a landscape and security deposit as described in Section 11.

The landscape/architectural deposit will be released only upon completion of the following requirements AND completion of the construction of the home according to the approval granted by the Architectural Consultant.

7.1.1 Landscaping Requirements

All Homeowners/Builders shall submit a proposed Landscaping Plan for approval with the application **or prior to landscaping construction**. A landscaping package for the front yard of each lot will include a MINIMUM OF TWO TREES AND FULL SOD ON FRONT YARD, AND TO THE CURB on the roadway. In addition, one or more prepared shrub beds containing at least 16 shrubs shall be provided. The trees shall be at least 5.0 cm (2½") caliper for deciduous trees and at least 2.5 m (8'0") in height for evergreen trees and the shrubs shall be a minimum of 18" high. The landscaping must be completed within 180 days of the home being substantially completed or occupancy permit. Seasonal deficiencies/extensions will be accepted if late fall or winter construction occupancy occurs.

7.1.2 Alternate Landscaping Materials

Alternate landscape materials may be considered on an individual basis if it can be demonstrated that the alternate plan meets the objective of these guidelines, to achieve greenery and a mature presentation in all front yards within the neighborhood. The use of hard surface landscaping rather than sod will require the planting of additional trees and extensive shrubbery, to visually soften the hard surface and achieve greenery. All plans must use a minimum of 50% sod to the front yard. In addition, certain rear yards will require special landscaping requirements as they are visible from the public walkways or trails.

7.2 Fencing

Where rear yard fencing and a portion of corner lot fencing has been provided by the Developer, it may not be altered.

Side yard fencing may be either wood screen, chain link or decorative metal fencing, matching the design in the enclosed Appendix B. The colour of all wood screen fencing shall be Semi-Transparent Golden Brown, provided by Cloverdale Paints. Note the stain instructions on the bottom right hand corner of the drawing shown in Appendix B.

8 SUBDIVISION APPEARANCE

8.1 Signage

All informational, directional and show home signage will be provided by the Developer, no other outside signage is permitted.

The Builders shall be allowed to display one (1) “For Sale” sign per lot provided said sign is erected on a suitable stand and not affixed to the house in any manner either during construction or upon completion of same. Builders will also be allowed additional signage as required to comply with any safety standards.

All “For Sale” signs must display the Builder’s name, corporate logo (if applicable) and telephone number as a minimum standard. The “For Sale” signs must be produced by a professional sign company to ensure consistent quality.

Each “For Sale” sign must not be larger than 32” x 48” prior to being affixed to the stand.

Sub trade and supplier signage will not be permitted to be displayed on the lot or the house in any manner whatsoever. There will be no exception granted in this regard.

8.2 Excavation Material

All Builders/Property Owners 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. A clean fill pile may be provided for use by builders if space permits. Consult with the Developer for details.

8.3 Clean-Up

Builders must remove all construction debris and litter on building sites in a timely manner. Failure to comply will result in a clean-up bill being charged to the lot. **Supply of Construction waste bins by the Builder and/or Purchaser is mandatory.** All bins should be protected by tarps or other means to ensure debris is not dispersed throughout the subdivision. Any general clean-up of the subdivision implemented by the Developer can and will be charged pro-rate to all builders.

9 APPROVAL PROCESS

Prior to the start of construction the Builder and/or Purchaser shall inspect the lot and all services. All discrepancies or damages are to be reported in writing with the application.

Before applying to the City of Spruce Grove for a Development Permit, the applicant shall submit plans for approval of WINDWARD LANDTEC INC. Applications shall include the following:

- a) Two complete sets of house plans;
- b) Plot plan, prepared by Pals Surveys Ltd., showing lot house grades and drainage pattern, floor and garage elevations;
- c) Completed application form;
- d) Colour / Product samples if required; and
- e) Application and Review Fee payable to the Design Consultant as per the attached Schedule.

WINDWARD LANDTEC INC. will review the plan and recommend approval, modification, or rejection of the application based on the adherence of the plans to these guidelines. This decision should be made within five days of submission.

It is **recommended** that the Purchaser or Builder submit their proposed plans to the designated Consultant for Pre-Approval to ensure the proposed home will comply with all guidelines and to minimize the requirement for changes with the application.

Once approved, WINDWARD LANDTEC INC. will send a copy of the application indicating any changes to the applicant. After approval, the plans may not be altered without prior approval of WINDWARD LANDTEC INC. WINDWARD LANDTEC INC. will keep an up-to-date record of plans showing house types, color, roof lines and grades, to advise the applicants of how their proposed house will best fit into the existing situation.

The applicant is responsible for notifying WINDWARD LANDTEC INC. that the house is complete and ready for inspection. This notice must be in writing and contain a lot grade certificate, signed by the designated surveyor, certifying that the lot has been graded as per approved lot grading plan provided by Al-Terra Engineering. In addition, the applicant must obtain a lot grading inspection report and provide same to Windward Landtec Inc. Construction will be inspected once completed to ensure compliance with these guidelines. If the lot grading certificate is in order and the landscaping is acceptable, the landscape deposit will be refunded in full.

Approval of any and all house plans will be at the sole and unfettered discretion of the Developer.

No stake out will be granted until approved by WINDWARD LANDTEC INC.

10 LOT INSPECTION REPORT

The Builder/Property Owner will be responsible for damages to infrastructure servicing and amenities on and surrounding the lot. Accordingly, each Builder/Property Owner shall inspect the condition of curbs, sidewalks, street lights, services, etc. on his lot and must submit written notice of any damages to the Developer within 7 days of purchasing the lot, otherwise costs for repairing any damages becomes the sole responsibility of the Builder/Property Owner. Upon entering into a sales agreement for the lot, a thorough inspection should be undertaken to include the following items. A copy of the inspection report is attached hereto as Appendix C.

- | | |
|--------------------------------|-------------------------------|
| * Curb stop – water valve | * Light standards |
| * Sidewalks, curbs and gutters | * Fire hydrants |
| * Driveway, aprons and asphalt | * Cathodic protection points |
| * Boulevard landscaping/trees | * Grading and drainage swales |
| * Rear gutters and walkways | * Fencing |
| * Servicing boxes | * Entrance Features |

If no damage report is received by the developer within the time specified above, any damages assessed to the lot will be charged to the purchaser.

11 SECURITY DEPOSITS

A security deposit totaling \$8,000.00 per lot is due upon payout of the lot. The deposit will be retained by the developer, without interest, to cover any deficiencies or infractions relating to architectural adherence, landscaping adherence of subdivision damages.

Refund of the performance deposit must be applied for within 3 years from the closing date or the deposit will be forfeited to the Developer.

11.1 Damage Deposit

A damage deposit in the amount of \$4,000.00 (per lot) is due upon payout of the lot to cover possible damage municipal improvements and amenities such as:

- a) curb stop – water valve
- b) sidewalks, curbs and gutters
- c) driveway aprons and asphalt
- d) boulevard landscaping and trees
- e) rear gutters and walkways
- f) light standards
- g) fire hydrants
- h) cathodic protection points
- i) grading and drainage swales
- j) fencing
- k) entry features
- l) landscaping

11.2 Architectural and Landscaping Deposit

A damage deposit in the amount of \$4,000.00 (per lot) is due upon payout of the lot to cover adherence by the builder/purchaser to ensure that:

- a) The builder/purchaser constructs and finishes the house as per the plans approved by Windward Landtec Inc. Windward Landtec Inc. must also be notified of any changes that occur to the approved house plans during the course of construction.
- b) The builder/purchaser completes all front and rear yard landscaping as per the plans approved by Windward Landtec Inc. Windward Landtec Inc. must also be notified of any changes that occur to the approved landscaping plan during the course of construction.

11.3 Return of Security Deposits

Security deposits will only be released to the person(s) listed on the Agreement for Purchase and Sale. Builders may assign security deposit release to their customers by providing a letter of authorization to the Developer.

11.3.1 Return of Security Deposit

Security deposits will not be returned until Final Acceptance Certificate (FAC) from the municipality is granted to the Developer. Typically, FAC is granted by the municipality 2 years after the installation of asphalt within the subdivision area.

Prior to final acceptance of all municipal services by the municipality, an inspection is conducted. Any damages to improvements listed in Section 11.1 caused by third parties will be noted and repaired at the cost of the property owner, unless otherwise noted on the required Lot Inspection Report. Refer to Section 10. If the Lot Inspection Report is not completed, the damage will be deemed the property owners responsibility, and the cost will be deducted from the Security Deposit. Property owners are responsible for any damages on their lot from the date of purchase.

All builders/property owners must contact the Developer for release of Security Deposit.

11.3.2 Return of Architectural and Landscaping Deposit

A return of \$4,000.00 of the performance deposit will be released to the property owner upon satisfactory completion of the house as per the architectural approval and completion of landscaping. To initiate an architectural inspection and return of the \$4,000.00 performance deposit, the following must be completed:

- Construction completed, exterior and landscaping completed in accordance with these guidelines AND as per the house plan approval
- Landscaping completed as per the landscape plans approved
- Final grading completed
- Final grading certificates and approved grading inspection report
- Water valve exposed and marked

- Sidewalks, street, gutter and curbs in clean condition
- Written request to Windward Landtec Inc. to conduct the landscape inspection. The request must include the final grade certificate.

Once the final inspection is complete, a report will be sent to the Developer. The Purchaser will be notified of any landscaping deficiencies and will be given a time frame in which to correct the deficiencies.

Upon receipt of an approved final inspection, all builders/property owners must contact the Developer for release of the Architectural and Landscaping Deposit.

12 NO SALES PRIOR TO FINAL APPROVAL

No sale is to be presented as final to a prospective purchaser until the Final Approval of the plans, elevations, lot siting and color scheme has been given by The Developer and their designated Consultant. The home builder and/or Homeowner shall be fully and solely responsible for such representations.

13 SHOWHOMES

No person or corporation shall construct, build or operate a show homes or create facilities or areas for promoting the sale or rental of the residential buildings on the Lot or erect or install any sign or promotional device or display or use the Vendor's name or the name of the subdivision where the Lot is located without permission in writing from Beaverbrook Kenton Ltd. Nothing shall be done by or on behalf of the Lot owner on the Lot, or in or about the subdivision in which the lot is located which shall, in the opinion of the Developer, be detrimental to the subdivision as a whole.

A show home means a staffed and furnished home which is open to the public during regular business hours as determined by the Vendor in its sole discretion. If the owner of the Lot shall fail to comply with the provisions hereof, the Developer may, at the expense of the owner of the Lot (in addition to any other rights or remedies the Developer may have) perform all acts, matters or things required or expedient to cause such compliance including without restriction, the removal of any such sign, device or display and proceed with an injunction to order the immediate closure of the show home.

The owner of the Lot agrees that irreparable harm would result to the Developer in the event of a breach or non compliance with this provision and that damages would be an inadequate remedy and therefore in addition to any other right the Developer may have, the Developer shall be entitled to, and the Lot owner consents to the granting of injunctive relief to prevent the breach or continued breach or otherwise to enforce the provisions of this Article and the Architectural Guidelines set out above.

The cost incurred by the developer in doing so shall be payable by the owner of the lot to the Developer on demand as a debt due to the Developer and the owner of the Lot hereby grants the Developer an interest in the land and permits the registration of a caveat on title to the lot until such debt is paid in full with interest and costs (solicitor client).

14 LIMITATIONS

The information contained herein is intended as a guide. Neither the Developer nor its designated Consultant shall have any liability whatsoever for any defect or lack of suitability in any of the materials or products suggested by or required by these guidelines. The Developer and its designated Consultant make no representation or warranties as to the accuracy or completeness of this information. The enforcement of these guidelines and interpretation of same shall be at the sole discretion of the Developer and their designated Consultant who reserves the right to revise these guidelines without notice.

15 HOME STYLES AND THEIR CHARACTERISTICS

The following section provides detailed elements common to each respective architectural style to assist with appropriate home design, articulation and appeal.

15.1 English Tudor

General

Classic Tudor reflects an era of evolution, innovation and the melding of form with function. Its design elements - shaped by considerations of lifestyle, climate, available materials and building techniques in pre-industrial age England.

Roofs

Tudor homes typically have steep-pitched, side-gabled roofs. Hipped-style roofs modified with gables were also used. In some cases, several small gables were incorporated in designs, such as dormers projecting through hipped roofs. Within these gables, vents were a distinctive architectural feature.

Walls

Using commonly available building materials, various combinations of stone, brick, stucco and timbers were and are prevalent traits of this style. Half timbers imbedded in a stucco facade were most often used on the upper half of the house as a stylish exterior representation of the home's post and beam framework. In many cases, brick and stone were used on the lower half of the home, with particular attention paid to the archway over the entrance door. In addition, decorative corner quoins were frequently used in the brick work of the home's façade. Commonly, the upper floor would cantilever out over the lower level walls, thereby increasing useable floor space while keeping water run-off away from main level windows and brick in winter, providing shade in summer.

Doors

Entry doors were oversized planked wood, often doubled and frequently displaying glazed windows. Carriage house doors — the equivalent of today’s garage doors — reflected the style of cross-timbered gables. In order to avoid an overwhelming perception of mass, multiple single garage doors are often specified in today’s Tudor designs.

Windows

Several important considerations impacted on the design and use of window elements in the English Tudor style. The emerging use of glass enabled the replacement of cut openings covered by shutters on the outside and tapestries inside. Glass answered the need to bring light into the rooms while maintaining the heat from fireplaces in cold weather months. Operable glass windows enabled access to ventilation in warmer months, while cooking fires resulted in overly hot and stuffy interiors. Tudor era technology was unable to create large single pane windows. Moreover, overly large windows would serve to enhance heat loss in winter. The Tudor design answer to these factors was to feature compact bay windows and tall, thin casement windows grouped in threes or fours. These windows made use of a multitude of small, thick diamond-shaped panes which were leaded together.

Chimneys

In order to ensure proper updrafts from fireplaces throughout the Tudor home, the style made use of tall brick chimneys which were either incorporated into front facades or in clear view from the front of the home. Owing to their visibility and the fact that these chimneys often shared more than one flue, their design was both highly decorative and massive.

15.2 Georgian

General

The Georgian style represents a sense of formal, palatial living. The design was attractive and stately, dignified by its pleasant, symmetrical proportions.

Roofs

Georgian homes usually exhibited a high hip or gable roof, typically with arched dormers to emulate a 2½ storey look. Roof materials were generally black slate or black painted shingles. Some roofs, such as in the Federal style, displayed a flat centrally-positioned area commonly surrounded by an ornate railing called a balustrade.

Walls

Brick and wood were the main materials for exterior walls. In the case of brick, a belt course or change in the masonry pattern was often introduced where the first floor met the second, creating a band around the middle of the house. Most period homes featured checkerboard corner quoins

extending up to the eaves as an added design element. Small block-shaped dentils were incorporated into the cornice molding at the top of exterior walls.

Entranceways

Georgian entranceways, centrally located on the front facade, were often framed by pilasters – square columns partly built into and partly projecting from the wall. In more elaborate treatments, porticos featuring two or more free-standing pillars formed the entranceway while supporting a balcony or triangular-shaped portico with dentil detailing. During the Federal Period, arched brick entranceways were introduced as were circular and semi-circular windows above the entrance.

Doors

Fluted entrance doors were paneled and often accompanied by elegant side lights, pilasters and broken arch pediments. With the necessity to include garages in today's Georgian designs, garage doors reflect the paneled style and classic elements of traditional Georgian entrance doors.

Windows

Windows were double hung with multiple panels in each sash, held in place by rectangular muntin bars in grid patterns that are generally 6 over 9 or 9 over 12. Lintels above windows typically featured a keystone element or decorative crown molding while window sills were constructed of stone or brick. Shutters were introduced during the Federal Period as both a decorative and practical fixture. Similarly, Palladian windows and fan lights came to be incorporated into both window and entrance door treatments at this time.

Chimneys

As in the case of English Tudor designs, Georgian brick chimneys were tall, massive and decoratively accented as they were generally in view of the front facade.

15.3 French

General

The French influence on Home styles is similar to the Georgian contemporaries, displaying beautiful proportions and a fine formal balance.

Roofs

The French style, adapted to North America, is a stately design distinguished by its steep-pitch roofs and extended roof lines broken by numerous dormers to create a 1½ storey or a 2½ storey look. Turreted roof aspects are another common feature of French style. Arches, another important element of the French style home, were often used on dormers and to accentuate window tops, roof lines and vents.

Walls

French style homes usually 1½ to 2½ storeys high with brick, stone or stucco walls. Brick exteriors have long been a prominent part of French architecture. As in the case of their Georgian counterparts, French architects included stone or brick quoins in their designs to accentuate exterior corners. Similarly, they also specified dentils within cornice moldings at the top of exterior walls.

Windows

Such was the affinity of French architecture for uplifting curvature that arched windows would often break through the roof line where the wall meets the eave. Generally, casement windows were the style of choice, whether arched or not. Often wrought iron accents were used on roof tops and around windows.

Entranceways and Doors

Many elegant homes featured tall narrow windows flanking a grand two storey entrance. Double doors were commonly the entrance design feature of choice, displaying raised panels topped by an arched over-frame window treatment. Many contemporary French style designs reflect the panel relief treatment of entrance doors in their garage door styling. Overwhelming massiveness is avoided by utilizing multiple single openings.

Chimneys

In comparison to Georgian homes, French style chimneys tended to be more elaborate in their use of crowning corbels, almost by way of emphasis on design sensibilities that attended to even the smallest detail.

15.4 Victorian

General

These two-storey colonial interpretations generally featured grand entries, airy vestibules and some of the best aspects of other style.

The Georgian dormers and embellished Georgian chimneys together with Federal Period service wings, Dutch roofs, English Tudor steep roof pitches and multiple window panes. Not to be ignored were fondly recalled and recreated French Provincial turrets and arched windows together with Mediterranean villa verandas and ornate Spanish colonial decorative intricacies.

Roofs

Victorian style roof shapes varied considerably, offering a profusion of steep elements at various heights, together with turreted sections and dormers. Wide trim fascia boards provided the finishing touch, while fringe detailing was and continues to be an important aspect of the gable

ends. Georgian influence saw dormers added to rooflines in some instances, bringing light and livability to attics.

Walls

Traditionally, these designs featured an abundance of beveled horizontal clapboard. Today they are characterized by an extensive and pleasing use of brick, stucco, wood and attention to detail. Asymmetrical two-storey facades blend contrasting wall materials while incorporation decorative gable ends of wood shingles or clapboards.

Windows

Large, usually multi-pane windows were and are the norm in order to light large rooms. Unpretentious and signified shutters, most often painted white, accentuated windows often grouped in two's or three's. Later window treatments included fan lights, bay windows borrowed from English Tudor designs, and arching brickwork to outline windows – a blend of elements from French and Georgian styles.

Porches

Early Victorian styles features a breakfast porch and a living porch at opposite ends of the house, sometimes capped with second storey balconies and commonly decorated with delicately crested spindle work. In later designs, the veranda was stretched to wrap the whole façade and became the style's most predominant element.

Doors and Entrancesways

Wide, central entries warmly greeted visitors to smartly-styled front doors, often featuring decorative glazing complimented by side lights, fan lights, transom lights or pediments.

Chimneys

As in the case of so many Victorian design features, its chimneys borrowed and combined decorative attributes from other styles. In many cases, Victorian chimneys would start with the dignified look of Georgian style brick chimneys and then modify that style through the addition of decorative top detailing bearing a striking similarity to French designs.

15.5 California Style

Overall Building Massing

The California style includes all model types. Roof slopes are moderate at 6/12 to 8/12 with overhangs of up to 24”.

Roof Styles

Permitted roof styles include cottage and side gables. Inset front facing gables are unadorned.

Window Styles and Placement

Windows are variable sizes and a high ratio to wall surface. Windows often include definite transoms in rectangular or elliptical shape. Circle head or round top windows are not suited. Windows may be plain or include simple grill pattern.

Stone or Brick Profiles

Stacked tyndal stone, ledge stone and stone tile may be applied in substantial form and subtle colors.

Exterior Cladding

California homes are finished in sand float finish stucco.

Colors

Colors suited to this style include light to medium neutrals with very subtle differences at detailing and cut lines. Pastel colors are not suitable.

Defining Details and Entrance Treatment

Detailing on the California style is defined by subtle differences in stucco planes and shallows arch details. Recessed stucco channels may be appropriate for definition; however, raised stucco bands are not appropriate. The entry is wide and enclosed at the first level of a proportionate height and is often recessed.

15.6 Craftsman Style

Overall Building Massing

The Craftsman, or Arts and Crafts, style includes bungalows, 1½-storey and 2-storey designs with low pitched roofs. Roof overhangs are 1'6" minimum and 2'0" preferred. Verandas are integral and dormers emphasize the styling.

Roof Styles

Permitted roof styles include cottage and gable roofs either side to side or front to back combinations. Roof pitches are 5/12 or greater than 8/12 with front facing inset gables.

Window Styles and Placement

Windows have a vertical orientation: double hung or divided panes with grills in the upper sash while the lower sash is plain. Window surround are simple. Windows should be ganged in pairs at minimum.

Stone or Brick Profiles

Brick, ledge stone and river rock are permitted and should be used on this style. Stone and brick may be applied at fireplace chases, columns, verandas and garages. Application in panel effect is discouraged. Stone tile is not acceptable finish for this style.

Exterior Cladding

Craftsman style homes may be finished in smooth stucco, brick, siding or shakes. More than one dominant finish is used on each elevation, applied horizontally and separated by a wide trim board. Trims are generally painted, stained or metal clad. Stucco clad trims may not be suited.

Colors

Colors suited to the Craftsman style include deep earth tones accented by heavy white trims. Colors may also be tone on tone.

Defining Details and Entrance Treatment

Partial and full width verandas are a major element of the Craftsman style. Verandas often have a gable roof consistent in pitch and detailing with the main roof, and typically supported by massive tapered columns. The columns may be full height or half height resting on the veranda deck or extending from roof to ground. The base will be larger than the post and likely tapered in stone, shakes or a painted finish. Dormers and inset gables are finished in shakes, exposed beams or angle braces. Entry doors are simple in styling and include small glass panes.

15.7 Colonial Style

Overall Building Massing

The Colonial styles include 1½-storey, 2-storey and bungalow models designed with a simple rectangular footprint. Roof slopes are 7/12 or greater with eave overhangs of 12" to 18". Dormers and/or front facing gables clad in the same material as the walls add interest and reinforce the styling.

Roof Styles

Permitted roof styles include a hip roof and gables sloping either side by side or front to back. Style is further defined by entrance treatment. Roof pitch is 7/12 or greater. Dormers and/or front facing gables are common.

Window Styles and Placement

Windows are aligned, symmetrically balanced and are strictly vertical in orientation. They may be ganged in pairs. Both top and bottom sash should have a grid pattern of 6 to 12 panes per sash.

Stone or Brick Profiles

Brick or ledge stone are used in panel effect and, in addition, often adorn fireplace chases and chimneys. Full brick/stone fronts are encouraged in this style.

Exterior Cladding

The Colonial home is commonly clad in brick or horizontal siding. Decorative moldings are typically installed at the eave line for emphasis. Acrylic or smooth stucco may be used in combination with brick, stone or shake finishes.

Colors

Colors suited to the Colonial style are light neutrals (white and cream) for siding with red or darker tones for brick exteriors. Colors must be contrasting in tone. Trim and window colors are usually white. A dark accent color such as black, dark red or forest green is common.

Defining Details and Entrance Treatment

Entrances may feature a full veranda, gable entry porch or pediment supported by pilasters. Shutters are characteristic of this style. Decorative moldings, gable trims and dormers reinforce this style.

15.8 Heritage Style

Overall Building Massing

All model types are included with an emphasis on grounded proportions where the eye is drawn to the street level. Roof slopes are moderate to high at 7/12 or greater. Roof overhangs are minimum 1'6" at moderate pitch and minimum 12" at higher pitch.

Roof Styles

Permitted roof styles include hip or side to side and front to back gable. Front facing gables are clad in siding or shakes and are defined by shadow bands at the eaves.

Window Styles and Placement

Windows have a vertical orientation and may include rectangular or elliptical transoms. Grills are installed in the entire pane or upper third. Heavy wood surrounds frame on all openings.

Stone or Brick Profiles

Stone and brick are applied in a panel effect or as a substantial accent. When applied as an accent, the top edge is finished with a soldier course or heavy step trim.

Stone details should include base or columns and verandas. River rock is well suited. Stone tile is not appropriate when siding is used.

Exterior Cladding

May be finished in smooth stucco, brick/stone, siding or shakes. A combination of finishes is commonly used. Trim and surrounds on stucco clad models are painted and not stucco clad. All siding profiles must be lap board style. Cover profiles will not be permitted. Hardi Plank siding is preferred.

Colors

Colors suited to the Heritage style include deep earth tones accented by contrasting heavy trims. White and light cladding colors are not suitable.

Defining Details and Entrance Treatment

Entrances are covered at a level that encloses and protects the space, at the first level or at a proportionate height. The style, width and detailing of the entranceway creates a sense of arrival. Verandas are common. Columns are solid and substantial with wide base or step detail top and bottom.

Glass lights in traditional styling are commonly included at the overhead door. Entry doors are simple and often include square glass panes. Style definition borrows heavily from the Craftsman style with shakes, shutters and gable braces.

15.9 Prairie Style

Overall Building Massing

Two storey or bungalow style will be permitted. The footprint is often L shaped. Roof slopes are to be low, 5/12 or less with wide overhangs and deep fascias.

Roof Styles

Characterized by a simple hip or side gable roof.

Window Styles and Placement

Windows are large, organized and consistent in shape, often incorporating transoms. Windows are uncluttered by omission of grid patterns.

Stone or Brick Profiles

Brick is the most desired material for this style. Ledge stone is permitted. Both brick and stone are applied in panel effect. Brick is smooth, often applied with a rock face soldier course to emphasize the horizontal. In the Estate series, a full brick front is required in consideration of vinyl siding at sides and rear.

Exterior Cladding

Prairie style homes may be finished in smooth stucco or flat brick, often outlined with wood trim. Horizontal siding may also be used. Vinyl siding will not be permitted. Hardi Plank siding may be suitable.

Colors

Colors suited to the Prairie style are mid to dark earth tones with monochromatic or darker contrasting trims.

Defining Details and Entrance Treatment

Defining details are the horizontal presentation and simplified forms. The entry is typically recessed with side lights and is defined by approach. Entry doors are plain and may be oversized.

15.10 Contemporary / Modern Style

Overall Building Massing

Bungalow and 2 story models are permitted. Roofs may be moderate to high pitch, dominating the facade. Flat roof designs will be considered on an individual basis with consideration for the overall streetscape. Roof overhangs are wide on moderate pitch roofs and shallow on high pitch roofs. The contemporary style eschews much of the traditional form and detail. In The Woods at Kenton the style will borrow from the California and Prairie styles with simple elegant lines rather than the colliding geometric shapes characteristic of the post modern style.

Roof Styles

Permitted roof styles include cottage and gables, side to side and front to back combinations. Flat roof designs will be considered on an individual basis with consideration for the overall streetscape.

Window Styles and Placement

A large number of windows in unusual shapes and placements are typical. Trims are simple and definite rather than ornamental.

Stone or Brick Profiles

Brick in a tone on tone application or tyndal/ledgestone in a contrast are well suited. Brick/stone is applied in a substantial panel effect, often with a contrasting soldier course or molding to accentuate the horizontal.

Exterior Cladding

A variety of finish materials are suitable with smooth stucco being the most common. Acrylic, smooth and knock down stucco are permitted.

Colors

Colors as finishes, are natural and subtle. The flamboyant colors and bold detailing of the postmodern style are not appropriate.

Defining Details and Entrance Treatments

Detailing is simple rather than ornamental. Definition is often achieved by weight and difference in planes. Cut lines may also be used. Entries are generally recessed and enclosed at the first level.

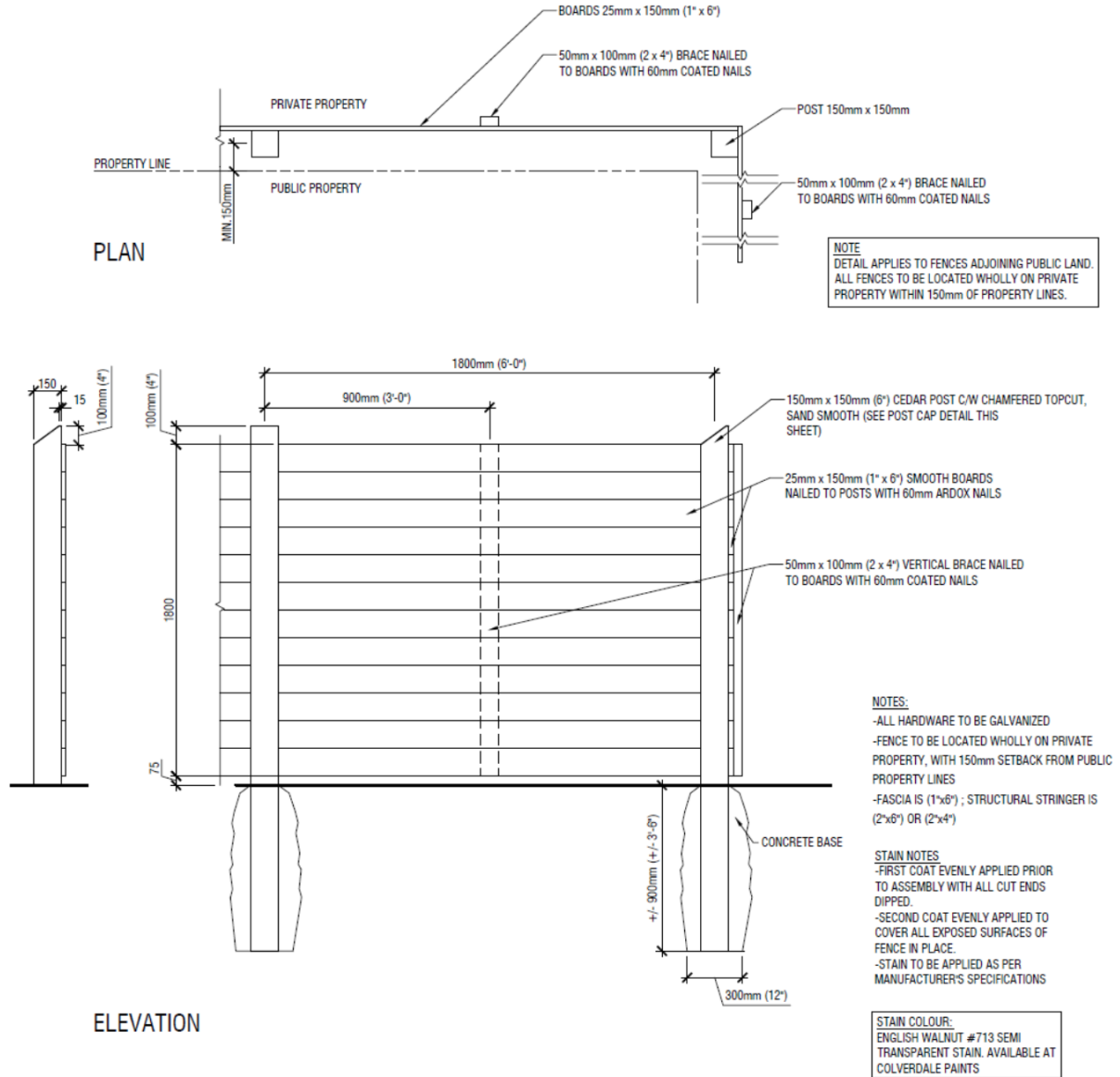
APPENDIX A – ROOFING MATERIALS

Approved roofing products and colors for Kenton

Decra (metal)	Shake Profile	Compatible colors reviewed on individual basis
	Shingle	Fawn Grey, Slate
Concrete Tiles (Unicrete)	Shake Profile	Compatible colors reviewed on individual basis
Wood Shakes		Cedar only
Architectural Asphalt Shingles	Shake Profile	Compatible colors reviewed on individual basis

APPENDIX B – FENCE DETAILS

FIGURE 1: WOOD SCREEN FENCE DETAIL



1.8m HEIGHT WOOD SCREEN FENCE

SCALE 1:25

FIGURE 2: CHAIN LINK FENCE DETAIL

**COLOUR REQUIREMENTS:
BLACK COLOUR**

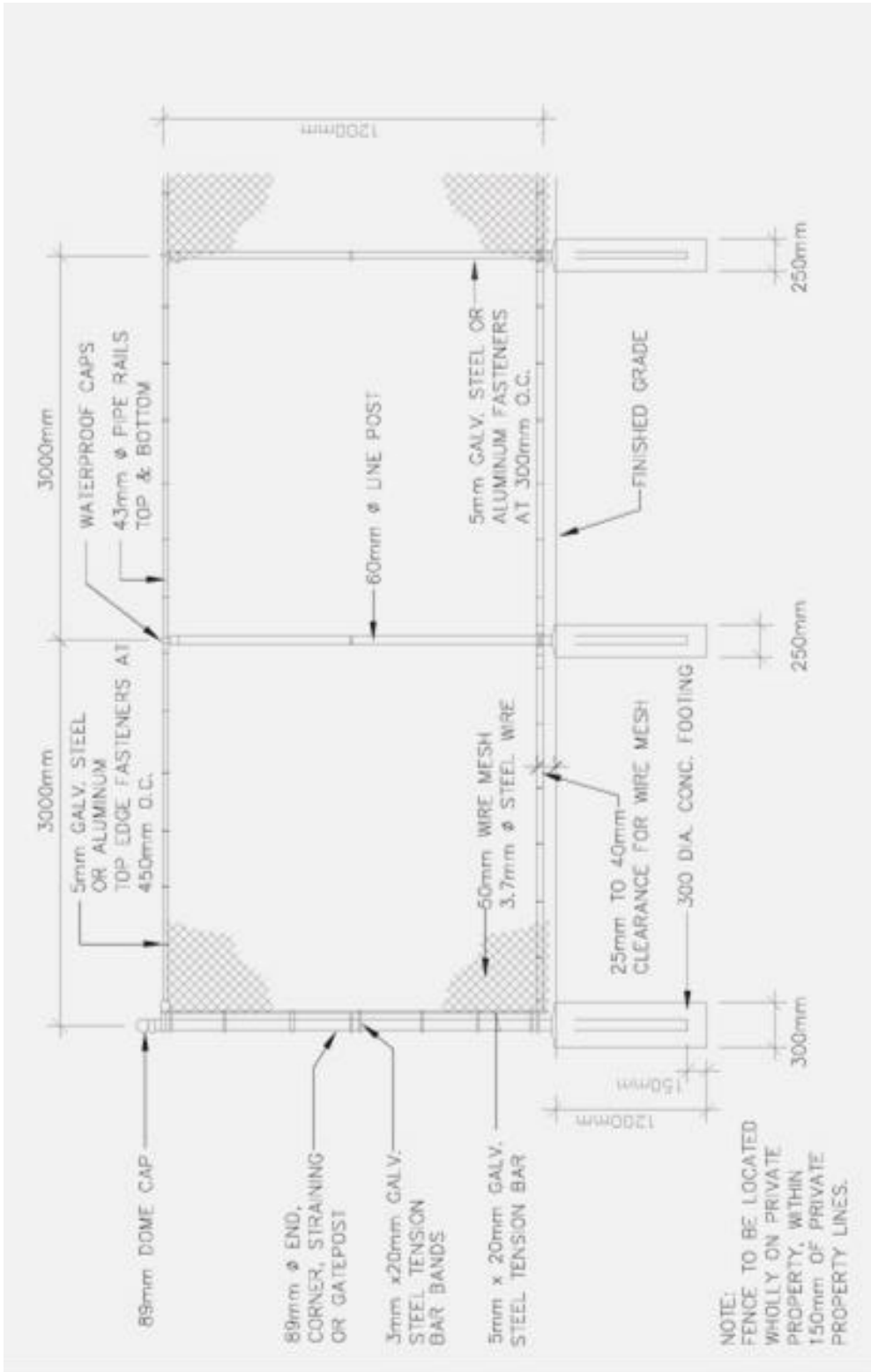
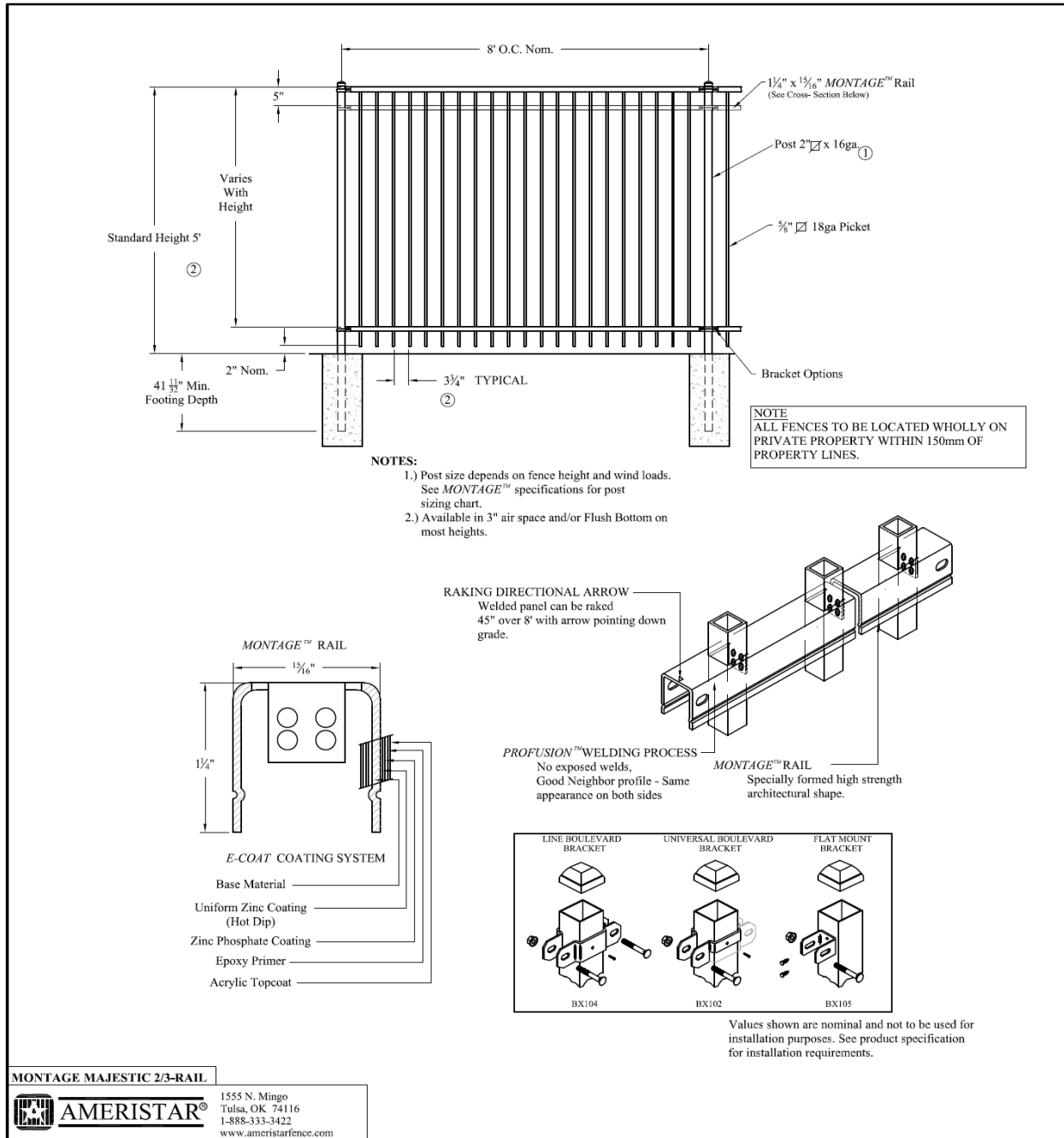


FIGURE 3: DECORATIVE STEEL FENCE DETAIL



MONTAGE MAJESTIC 2/3-RAIL



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Tulsa, OK 74116
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APPENDIX C – LOT INSPECTION REPORT



LOT INSPECTION REPORT

This lot Inspection Report is to be completed and faxed to Beaverbrook @ 780.484.5397 within SEVEN (7) days of lot purchase.

Date of Inspection	_____
Subdivision	THE WOODS AT KENTON
Builder/Purchaser	_____
Lot	_____
Block	_____
Plan	_____

INSPECTION OF MUNICIPAL IMPROVEMENTS

Sidewalk	_____
Curb	_____
Water Service Valve	_____
Swale	_____
Boulevard Landscaping	_____
Light Standard/ Communication Pedestal	_____
Comments	_____

