



RAVENCREST HOMEOWNERS ASSOCIATION
SCHEDULE "A"
RAVENCREST PHASE III
ARCHITECTURAL CONTROLS

SCHEDULE "A"**RAVENCREST PHASE III****ARCHITECTURAL CONTROLS****1. Purpose and Intent**

Ravencrest has been designed and developed to be compatible with its natural country community environment. It is intended to be built with a western country theme. Each design should be in harmony with the overall community. Valiant Ranches Ltd., (herein after referred to as "Valiant") reserves the right to alter any of these Architectural Controls, if, in any particular case, a proposed design contains attractive elements which in the opinion of Valiant are in the spirit of the Architectural Controls and would enhance the quality of the community. These Architectural Controls are in addition to the normal controls, bylaws and restrictions in force by various Government approving authorities. All development, building and other necessary permits must be obtained from the M. D. of Foothills No. 31 (herein referred to as "the M. D.")

In order to ensure the faithful adherence to the Architectural Controls, Valiant requires the Lot Owner to place a security deposit with Valiant, in trust, prior to receiving Architectural Approval. The deposit shall be \$2,000.00 per Lot herein referred to as the "Compliance Deposit". Upon completion of construction of the approved residence, in accordance with these Architectural Controls and the Architectural Approval, the deposit shall be returned to the Lot Owner without deductions or interest, except as provided in Clause 3. hereof.

2. Lot Owner/Builder's Responsibilities

The Lot Owner and his Builder/Architect/Designer will be responsible for review and verifying:

- (a) The legal survey plan;
- (b) the building grade plan, the final building grade and the actual top of footing;
- (c) the location of all utility connections, transformer boxes, telephone and cable TV pedestals, etc.

These checks must be carried out prior to the design stage and Valiant will assume the appropriate checks have been made prior to the Application for Architectural Approval.

3. The Approval Process

The house plan for a house to be built on the said lands must be approved by Valiant as follows:

- (a) The Lot Owner or his Builder will submit the following:
 - i) two complete sets of house plans (elevation and section to be accurate)
 - ii) two completed plot plans showing the location of the house on the Lot.
 - iii) proposed elevation of the top of foundation relative to the pre-excavation ground elevation.

- (b) No building shall be erected on the said lands unless the above plans, site elevation, site location and specifications therefore as provided herein have been submitted to Valiant and approved in writing by Valiant. Valiant will return one set of plans to the Lot Owner or his Builder with written comments and/or approval. This process will require approximately one week from receipt by Valiant of all the above information.
- (c) The granting of an approval by Valiant does not release the Lot Owner/Builder from the obligation to comply with all municipal bylaws, building codes, statutes and regulations which are applicable to the development and are imposed by law. Valiant will not be responsible for legal requirements of that nature. The cost of repair due to Lot Owner/Builder damage to any roads, underground utilities, trees, drainage or other items will be paid by the Lot Owner and may be deducted from the Compliance Deposit. It is understood that the total damages payable will not be limited to the amount of the Compliance Deposit.

3. Soils Testing

- (a) Prior to pouring all house foundations the exposed soil surfaces must be inspected by a qualified geotechnical engineer and a soil bearing certificate be issued by the geotechnical engineer. It is the responsibility of the Lot Owner/Builder to ensure the footings are placed on a proper base that is free from frost, excessive moisture and deleterious materials and have appropriate frost protection when complete.
- (b) Valiant has completed a representative sample of percolation tests on the Lands as required by the M. D. A copy of the report is available to the Lot Owner/Builder upon request. The M. D. will require that the Lot Owner, as part of its approval/permit process, carry out a percolation test at the site where the septic field will be installed on the Lot at the expense of the Lot Owner and to the satisfaction of the M. D. The cost of the installation of the septic tank and field will be the responsibility of the Lot Owner.

4. Minimum House Requirements

- (a) The minimum finished ground floor area of a house built on the said lands (excluding garage and basement development) must be as follows:
 - (i) 1,800 square feet for a single storey house (including bi-level construction)
 - (ii) 1,500 square feet for a one-and-a-half storey or split-level house. Total developed area above grade to be a minimum of 2,000 square feet.
 - (iii) 1,400 square feet for a two-storey house. Total developed area above grade to be a minimum of 2,200 square feet.
- (b) All houses must provide for a minimum of an attached triple car garage measuring at least 24' x 36'. The garage must conform to the same architectural styling of the house. The garage must be positioned to the side of the house to increase the visual mass of the building. Garage doors must be finished to match the overall house style.
- (c) No identical house plan shall be permitted within three Lots of a Lot upon which the house plan has been approved.

- (d) Front entrances are to be a feature of the house. Houses must contain a minimum covered porch/veranda on the front elevation of 100 square feet. Strong detailing will be encouraged with elements such as wide stairs, railings, sidelights, transoms or columns. Additional decks, balconies, etc. on the side and rear elevation of the house are encouraged.
- (e) The elevation of the main subfloor of a house must be high enough relative to the surrounding grade that basement windows will not require window wells.
- (f) Each house must be equipped with weeping tile, a sump hole and a sump pump.
- (g) Every building must be completed in accordance with the Valiant approved plans and specifications up to the stage that the exterior of the building is completed before it is occupied and no buildings shall exist upon the said lands which are not completed and which do not have the ground around such dwelling house or outbuilding landscaped so as to be in keeping with the general grade and appearance of the surrounding lands.
- (h) No dwelling house or portion thereof (excluding fireplace and furnace chimney) on the said lands shall be constructed higher than two stories (provided that a two-storey dwelling house may include a basement walkout).
- (i) All services, including electricity, telephone and cable TV must be installed underground.

5. Outbuildings

An outbuilding is permitted on a Lot, limited to one workshop or barn and/or a small animal shelter per Lot. Said outbuilding must conform with the following guidelines:

- (a) Must be located to the rear of the main residence.
- (b) Must be constructed with the same attention to detail as the main residence and match the primary exterior colour of the main residence on the Lot.
- (c) Must not exceed 25 feet in height.
- (d) Must not exceed the square footage of the main residence footprint or 2,000 square feet, whichever is the lesser.
- (e) Garden sheds, gazebos and other landscaping features are permitted but must conform to the overall western country theme.

6. Building Envelope

No building shall be erected on the said lands unless the location of such building is located on that part of each Lot on the said lands as is determined by Valiant as being eligible for construction of a building (hereinafter referred to as the “Eligible Building Envelope”).

Locations chosen must be complimentary to adjacent properties. It is the intention of Valiant that all dwelling houses erected on the said lands shall have as far as possible, a desirable view of the surrounding countryside. In some cases, siting requirements set by Valiant may exceed the minimum front, side or rear yard setbacks outlined below in order to vary the streetscape and enhance the appearance of the community. The front elevation of

the house must face the internal subdivision road. The Lot Owner/Builder is responsible for conforming to the M. D. bylaws, which may be updated from time to time but in any event the setbacks for the Eligible Building Envelope will be subject to the following:

Front Yard – A minimum of 100 feet (30m) from the property line.

Side Yard – A minimum of 50 feet (15m) from the property line.

Rear Yard – A minimum of 100 feet (30m) from the property line.

Building Height – Maximum 29.52 feet (9m).

7. Exterior Finish

(a) The dominant exterior finish on the main residence on the said lands must be carried around all elevations and shall not be limited to the front elevation thereof. One material shall predominate for the exterior finish with a maximum of three materials being used. Natural finish materials such as stone, wood, manufactured wood, stucco or brick shall be used. Vinyl siding may be used (4 ½” or 5” cove style) in conjunction with the full complement of stone, brick or tile detail outlined herein and at least one additional detail on the front elevation, e.g.—timber frame detail, shakes or tiles in gables, etc. The main residence must have a minimum of 150 square feet of stone, brick or tile on the front elevation. All exterior finish colours are to be in soft, natural and earth tones and shall be used on all buildings on the said lands.

(b) Fireplace and furnace chimney finished on all buildings on the said lands must be matching or complimentary brick, stone or the same materials as the walls of the buildings of which they form a part.

8. Roof Finish and Slope

(a) Roof finishes of all buildings on the said lands must be complementary to the building finish and shall be wood shakes, wood shingles, clay or concrete tile, or 25 years (or higher) interlocking or architectural asphalt shingles. Pre-finished colored metal may only be used with the approval of Valiant.

(b) All roofs on the house and garage must be at least a 6:12 slope. The slope may be less on the portion of the roof covering a porch/veranda.

9. Yard/Lot Lighting

Normal illumination of the exterior of the home and any garages or other outbuildings will be allowed. There shall not be permitted on any Lot, any exterior light which unreasonably illuminates any other Lot.

10. Parking and Driveways

Valiant will pave the apron of each driveway to the front boundary of each Lot. The Purchaser shall have the option of gravelling, paving or treating in some other manner the balance of the driveway so that the Purchaser or any occupant of a Lot will not bring mud or other materials on to the paved roads from a lot as a result of the condition of the driveway. During construction the driveway and parking area must be graveled.

11. Services Supplied by Developer

Valiant shall supply the following services to each Lot:

- (a) All corners of each Lot will be marked;
- (b) Underground water service to a point inside each Lot. The Lot Owner shall be responsible for paying for the construction of the connection to the house.
- (c) Underground electrical, telephone and cable TV service to a point inside of each Lot. The Lot Owner shall be responsible for making application for service and paying cost of connection.
- (d) Underground gas service by ATCO Gas/Direct Energy to a point inside of each Lot. The Lot Owner shall be responsible for making application for service and paying the cost of the connection fees.
- (e) Paved roads within the subdivision and paved entrance to the property line of each Lot.

12. Landscaping

All areas in each Lot must, following building completion, either be left in a natural grassed state or landscaped in a first-class manner. Grading, loaming and seeding of the front yard must be completed within one year of completion of construction. Underground sprinkler systems will be permitted in the area in close proximity to the residence (within 50 feet) on the condition they are set up in time-controlled zones for efficient use of water using water in the early morning or late evening hours. Swimming pools will not be permitted except with an undertaking by the Lot Owner to haul all water required for the pool by tank truck.

