

# Ravencrest Village

## - Check-List of Building Conditions

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Ravencrest Village 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. These architectural controls are in addition to the normal controls, bylaws and restrictions in force by various government approving authorities. The granting of an approval by the Home Owners Association (HOA) does not release the Lot Owner 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. The HOA will not be responsible for legal requirements of that nature. In order to ensure the faithful adherence to the architectural controls, the HOA requires the Lot Owner to place a Compliance Deposit with the Association, prior to receiving approval. The Compliance Deposit shall be \$2,000.00 per project. The cost of repair due to Lot Owner 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. Upon completion of construction, in accordance with these architectural controls, the Compliance Deposit shall be returned to the Lot Owner without interest, but less any deductions for damages.

***Note: Secondary suites are strictly prohibited. Lots are for single family dwellings only.***

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## Administrative & Approval Requirements

This checklist is established based on restrictive covenants and architectural controls established for Ravencrest Village (see [www.ravencrestvillage.ca](http://www.ravencrestvillage.ca)). It is the Lot Owner's responsibility to:

- **Submission Package:** Provide to the HOA a set of accurate building plans (elevations and sections), and a plot plan showing house location and new construction. In addition, the Lot Owner must include a completed check-list of building conditions attesting to adherence to the restrictive covenants and architectural controls.
- **Compliance Deposit:** Submit a **\$2,000.00** deposit (cheque, E-transfer, etc.) to the HOA to be held in trust until construction is completed according to approved plans.
- **Written Approval:** Obtain written approval from the HOA before starting any project.
- **Permits:** Ensure all necessary development and building permits are obtained.

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## Design/Construction Standards & Landscaping

- Theme:** All designs must be in harmony with a **western country theme**.
- Outbuildings:**
  - Limited to one workshop/barn and one animal shelter; must match the main house detail and color.
  - Outbuildings must be located to the rear of the main residence and cannot be positioned in front of it.
  - 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.
  - Must not exceed **25 feet** in height.
  - Must not exceed the square footage of the main residence footprint or 2,000 square feet, whichever is the lesser.
  - Garden sheds, gazebos and other landscaping features are permitted but must conform to the overall western country theme.
- Garage Requirements:** Garages must match the house style and be positioned to the side to increase visual mass.
- Repetition:** Identical plans are not permitted within three lots of each other.
- Materials:** Used materials are prohibited for any construction.
- Roofing:**
  - Slope:** Minimum **6:12 pitch** for main roofs.
  - Peak:** Maximum home peak height is **29.52 feet**
  - Materials:** Wood shakes/shingles, clay/concrete tile, or 25-year+ architectural asphalt shingles. Pre-finished coloured metal may only be used with the approval of the Home Owners Association.
- Exterior Finishes:**
  - Use natural materials like stone, brick, solid wood, or stucco.
  - Vinyl siding is permitted if it is cove style and includes a minimum of **150 sq. ft.** of stone or brick on the front elevation.
  - Colors must be soft, natural, and earth tones.
- Setbacks:** Minimum **50 feet (15m)** from side and rear property lines.
- Utility Installation:** All services (electric, gas, cable, telephone) must be installed **underground**.
- Side/Rear Fencing:** Light page wire with a single unpainted pressure-treated plank on top.
- Driveways:** Owners must gravel, pave, or treat the driveway to prevent mud from reaching paved roads.
- 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.

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## Prohibited Activities & Restricted Items

- Secondary Suites:** Secondary suites are not permitted.
- Prohibited Housing:** Mobile homes, transportable or modular homes, and trailers are prohibited for use as temporary or permanent housing.
- Materials:** Storage or stockpiling of equipment and supplies is limited to what is normally used for a single-family residence.
- Refuse:** Refuse piles and unsightly objects are prohibited.
- Excavation:** No material may be excavated or removed for commercial purposes.
- Drainage:** Altering existing drainage patterns on the lots is prohibited.
- Masts & Dishes:** High aerial masts or similar apparatus are prohibited without specific approval.
- Swimming Pools:** Pools are not permitted unless the owner provides an undertaking to haul all required water to the site by tank truck.

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## Project

Address: \_\_\_\_\_

Contact Phone Number: \_\_\_\_\_

Contact Email Address: \_\_\_\_\_

Brief Description of the Project: \_\_\_\_\_

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I hereby confirm that the items in this checklist, and all restrictive covenants and architectural controls will be complied with for the execution of the above listed project.

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Name of Lot Owner	Signature	Date
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The HOA acknowledges that the Lot Owner has agreed to comply with this checklist, and all restrictive covenants and architectural controls for the execution of the above listed project.

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HOA Representative	Signature	Date
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