



SECLUSION VALLEY ESTATES

ARCHITECTURAL DESIGN GUIDELINES
SCHEDULE "A"
OCTOBER 27, 2008



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1. INTRODUCTION

Seclusion Valley Estates Ltd. has developed the Architectural Controls for the homes of Seclusion Valley to a quality standard. The development features;

- an emphasis on protecting the environment
- an entrance feature and perimeter fence
- character street lighting
- the feeling of community in an inviting, upscale neighbourhood.

Additionally, quality design and construction of the homes in Seclusion Valley is a key goal for this development. A home in Seclusion Valley is an investment in estate living that is certain to engender pride of ownership for years to come.

1.1 Definitions

IBI Group will be the Architectural Coordinator for Seclusion Valley Estates for all initial construction.

The use of the word “Builder” in this document is taken to refer to the original purchaser of the lot from the Developer, whether the purchaser is a house builder in the traditional sense or a private individual.

The Home Owner, by completing the purchase of a property in Seclusion Valley, is undertaking to abide by the Architectural Controls laid out within this document. The Controls must be accepted by the Home Owner as a condition of purchasing that property, and the Controls will exist as an encumbrance on the property at the time of his/her/their purchase of the property. The Appendices referred to within and attached to this document describe part of the undertaking by the Home Owner to abide by these Architectural Controls.

1.2 Purpose of the Guidelines

This document provides home builders, designers and purchasers with a general description of the development, and outlines the features and specifications to be applied to a home and its attendant landscaping. The Architectural Controls contain items intended to be applied to both individual lots and to the development as a whole.

The Developer’s Architectural Coordinator, who is bound by the guidelines identified herein, will review and approve the residential plans for each lot. This document outlines the procedure for submission of the plans during the initial house construction stage of the development, as well as procedures for accommodating any changes or ongoing construction/additions to residences in perpetuity.

1.3 Enforcement of the Architectural Guidelines

Consistent and enforced Architectural Controls will allow for the maintenance of continuity within the development, as well as safeguarding the long-term value of homes within the area. The



Architectural Controls are registered as a restrictive covenant on each lot's title, and will be enforceable through the office of the Town of Turner Valley.

The Architectural Controls are covenants running with the land in perpetuity. They are enforceable against the Builder, as well as all subsequent transferees or assignees of the Builder.

The Architectural Controls are imposed to assure that the best interests of the entire community are served, and to help protect the value of adjacent properties. The restrictions herein relate to general topics applied to all lots, such as uses of the yard area and changes to the appearance of the lot and home. This ensures consistency and quality control in the future, i.e. past the build-out stage of the subdivision.

2. SECLUSION VALLEY SUBDIVISION CONFIGURATION

2.1 Subdivision Configuration

Seclusion Valley Estates is a residential subdivision located in Turner Valley, containing fee simple titles.

2.2 Town of Turner Valley Right of Way

The streets in Seclusion Valley Estates are the property of the Town of Turner Valley. The streetlights, fire hydrants, and deep services (sanitary, storm water and water) are owned by and are the responsibility of the Town of Turner Valley.

3. SECLUSION VALLEY DEVELOPMENT FEATURES

3.1 Character of Development

Seclusion Valley Estates is a development with high standards, which emphasize house character, a desirable location, and protection of the environment. The statutes contained herein are intended to enhance the inherent beauty and existing features of the land that the development is located on.

3.2 Built Green Alberta

Builders are encouraged to be environmentally conscious while building homes in Seclusion Valley Estates and are encouraged to use the Built Green Alberta program. All builders are encouraged to achieve a minimum bronze designation or higher. Details of the Built Green Process and its attending checklist can be found online at www.builtgreenalberta.com.

3.3 Fencing

3.3.1 FRONT YARD FENCE

Fencing that projects past the front façade of any home in Seclusion Valley Estates will not be permitted.

3.3.2 REAR YARD FENCE

The Developer has constructed rear yard and boundary fences on lots in Seclusion Valley Estates that back onto open space. The rear yard fences will be owned and maintained by each lot owner with respect to the portion of the rear yard fence located on their lot.

Maintenance shall include the cost of upkeep, repair and maintenance of both sides of the rear yard fence, including:

- posts and all other fixtures thereto, and
- the reconstruction of the rear yard fence, including posts and all other fixtures thereto, in the event of partial or total destruction.

The owners of each of boundary fence lot shall not suffer or permit their portion of the boundary yard fence:

- to be partially or totally removed
- to be painted an unapproved colour
- to be altered in design, appearance, elevation or location
- to become unsightly
- to deteriorate into poor condition or poor repair
- to be repaired or replaced except with good materials and good workmanship.

4. DESIGN SPECIFICATIONS, BUILDING CONTROLS AND ARCHITECTURAL CONTROLS

4.1 Architectural Controls Overview – Streetscape Design

The streetscapes and garage/driveway alignments for lots within Seclusion Valley Estates have been pre-designed to achieve an estate community with investment integrity and aesthetically pleasing curb appeal. As a result, the general garage location is fixed, but garages may be orientated to accommodate an inward lot side drive where applicable. The garage-side street face must incorporate windows, any impact of the garage design on neighbouring properties must be minimized, and any changes to a front drive must be approved or denied on a lot-by-lot basis.

Builders must design elevations, floor plans and structures which correlate to the garage alignment for the respective lot. The Architectural Coordinator reserves the right to alter and solely interpret changes to home colours, plot plans, elevations, grades and landscaping plans that are submitted for approval.

4.2 House Sizes and House Types

The topography of each lot largely determines the type of home suitable for construction on it. Lots that are suitable for walkouts have been identified, and partial walkouts, terraced walkouts and dugouts created through the use of landscape features are to be facilitated with appropriate grading and drainage systems. All designs are subject to approval by the Architectural Coordinator.

Minimum sizes for each of the following house types are as follows:

- Bungalow: Minimum 1,400 square feet (excluding garage)
- Two-Storey/Split-Level/Multi-Level: 1,950 square feet on two levels, with 1,000 sq. ft minimum on the main level (excluding garage)

Note: a 5% sq. ft. relaxation may be considered on a lot-by-lot basis.

4.3 Setbacks and Building Heights – Streetscape Design

The setbacks and building heights are listed below. Compliance with the Architectural Controls does not preclude compliance with the statutory requirements of the Town of Turner Valley. A plot plan showing required setbacks will be provided by the respective Builder.

- Front yard setback – the garage or house structure must be back a minimum 6 metres from the property line. For side entrance garages, the minimum setback from property line is 4 metres. The Architectural Coordinator reserves the right to increase the minimum setback if deemed appropriate.
- Rear yard setback – 7.5 metres minimum
- Side yard setback – 1.5 metres minimum on both sides of the lot
- Side yard setback to any front porch or veranda wrapping around the house from the front of the house - 1.5 metres minimum
- Side yard set back on corner lot –3 metres minimum, or as indicated on the Engineering plans.
- The maximum building height is 10.0 metres (or 32.8 feet).

4.4 Grading

No alteration of approved slopes can occur without the prior application by a P.Eng , which is required to be approved by the Town of Turner Valley.

4.5 Residence Siting

All homes within Seclusion Valley Estates shall be sited within the overall streetscape design specific to each lot. The Builder must provide the Architectural Coordinator with a lot site plan at the preliminary and detailed design stage, which will be correlated to streetscape design. This lot site plan should take into account setbacks and design of the residence, as well as preliminary landscaping features.

4.6 Design Elements

4.6.1 GENERAL COMMENTS

The main design features (rooflines, cladding material, window treatment etc.) must be maintained on all elevations. Corner lot and double frontage lot designs and materials will be at the discretion of the Architectural Coordinator.

The rear elevation of an estate home is as important as the front elevations. No three-storey elevation will be approved without a break in the plane of its design.

4.6.2 ROOFING

Key to the form and proportion of a home is the roof, which is the single largest element of the home. Roof slopes and overhangs should be appropriate and consistent to the particular style chosen for high-profile elevations.

Roofing material choices include slate or flat concrete tiles, premium quality asphalt and fibreglass shingles, or equivalent materials proposed by the builder for AC review. The material should reflect and maintain the integrity of the overall design. Metal flashing must be manufactured to match the roof colour.

4.6.3 CHIMNEYS AND DIRECT VENTS

Chimneys and vents should be integrated into the overall design of the home. All chimneys must be designed to minimize exposed metal. Metal flashing and direct vents are allowed, but must be designed for minimal visibility from the streetscape, and must be oriented to be exposed to the rear elevation. All direct vents must be illustrated on the design drawings of the residence.

4.6.4 ENTRANCES

Entrances to the home should be in scale with the style and character chosen, and should not overwhelm/underwhelm the home or the street. The main entrance should address the street, or be visible from the street.

4.6.5 COLOUR SELECTIONS

Homeowners are required to choose earthy and natural colours that maintain an overall character and unity within the community. Brick and stone colours must be in harmony with the base colours for the home. Colour variance among adjacent homes is required to avoid monotonous repetition. The colour combination of the residence will be examined as a whole, and must be approved by the Architectural Coordinator.

Pastels, bright colours such as pink/red, salmon/orange, yellow, blue (dark blues will be approved) and peach colour combinations must be avoided. The Builder must either provide a colour sample board for each application to the Architectural Coordinator for final approval, or must submit a colour palette ahead of time and make reference to this item in each submission.

4.6.6 MATERIALS

The design and architecture of the residence determine the appropriate exterior materials used. Estate value must be incorporated into the residence, and therefore all exterior materials must be high quality products such as; acrylic stucco, "Hardie Board", cedar, or "Smart Board" siding/trim. Equivalent alternatives may be presented to the Architectural Coordinator by the Builder for consideration. Conventional "knock down" sand stucco and vinyl siding are not allowed.

All front elevations should have a maximum of 6" of parging. A maximum of 12" parging is required on all other high-profile elevations. All other elevations must not have more than 24" of parging.

The use of brick and/or stone cladding is encouraged for all elevations facing the street. Side elevation cladding and return elevations must be a minimum of 2 feet off of ground level.

The rear elevation must incorporate the front elevation cladding material into its design. Corner detailing and brick coursing (other than running bond) is also encouraged.

Openings for doors and windows must be appropriately detailed with a lintel or arch, in keeping with the style of the home. Punched openings through standard coursing will not be approved.

4.6.7 GARAGES

The streetscape has pre-designed the garage location for each lot. The functional goal of the garage and driveway design is for each residence to accommodate vehicles off of the residential road.

The Architectural Coordinator will not approve garages that are intended to accommodate recreation vehicles. Additional space above the garage door to the eaves line (more than 24 inches) will have to be justified, and will be treated with an architectural feature.

Triple bay or larger garages directly facing the street are not allowed without breaking of the plane of the overall garage.

4.6.8 DRIVEWAYS

The driveway is an essential element to the streetscape. The driveway design is part of the house application, and the plot plan must illustrate dimensions at the curb. It is recommended to minimize the massing of the driveway at the curb, thus promoting landscaping.

Driveway designs must emphasize aesthetics, and the material must contain a minimum of exposed aggregate. Options of patterned concrete borders, pattern concrete crest designs, and full pattern concrete driveways are encouraged. Each individual driveway design will be approved as part of the respective house design, and will not set precedence for other driveway designs.

4.6.9 DECKS AND PATIOS

Decks and patios must be submitted on the plans as part of the design, and must take into account privacy issues for neighbouring residences. Oversized decks that impede privacy or which are

disproportionate to the residence will not be allowed. Decks and patios must comply with the Town of Turner Valley setback requirements (4 metre minimum).

4.6.10 GARBAGE STORAGE AND REMOVAL

Individual garbage storage containers shall be kept out of immediate sight, and must be completely sealable from nature. The containers should only be made visible on the garbage collection days specified by the Town of Turner Valley.

4.6.11 ON-STREET PARKING

Seclusion Valley Estates will allow parking on both sides of the street. Driveway parking pads are intended to accommodate most parking requirements of Homeowners and their guests. The residence's combined garage and driveway should accommodate four vehicles, and parking on the street should only occur if visitors do not park on the driveway.

Any vehicles in extreme disrepair must not be left parked and/or abandoned on any streets in this residential district.

4.6.12 RECREATION VEHICLES

Recreation vehicles must be stored offsite. Recreation vehicles will only be allowed to park on the site temporarily for the purposes of loading and unloading, with a maximum stay of 72 hours.

4.6.13 ELECTRONIC AND MECHANICAL HARDWARE

No television or radio antennas are permitted. Small satellite dishes (18 inches in diameter or less) may be affixed to the dwelling, located on the lot where they are screened from the street.

Central air conditioning or other mechanical hardware must be screened onsite from the streets, pathway areas, and neighbouring front doors to the satisfaction of the Architectural Coordinator.

Air conditioning units must be installed with measures to minimize the noise pollution imposed on the area; maximum decibel allowances from the air conditioning units are not to exceed 60 dB (measured at any distance).

4.7 Residence Addresses

A lit or reflective minimum 6" high home address must be located on each home's surface, and be easily visible from the street. Supplemental address stones located at ground level must be kept clear of snow in the wintertime.

4.8 Private Fencing

4.8.1 REAR AND SIDE YARD FENCE

The rear and side yard fence is to be constructed of coloured (painted/stained) pressure treated wood or cedar for privacy. Wrought iron may be used for an ornamental appearance. All rear and side yard fencing shall be installed at the Owner's expense.

Homeowners are encouraged to use vegetation to enhance privacy along all fence lines.

4.9 Ancillary Structures

Ancillary structures such as gazebos, arbours, trellises, fire pits and storage cabins must be designed in a similar style to the home. They shall be located in the rear of the lot. The maximum height of these structures shall not exceed eight feet.

All structures are subject to review and approval by the Developer's Architectural Coordinator if built at the time of the house construction, or the Town of Turner Valley if built at a later date.

Structures will be evaluated based on sight planes and privacy afforded to neighbouring lots. Construction of pools and sport courts also require review and approval by the Developer's Architectural Coordinator if built at the time of the house construction, or the Town of Turner Valley if built at a later date.

4.10 Exterior Lighting and Security

A soft or low voltage light using white or frosted bulbs in metal fixtures is acceptable. Coloured bulbs or lens covers and plastic fixtures are not acceptable.

The use of an exterior security system is permissible unless the system alters the exterior architectural design of the home.

The use of design-type security doors must be in keeping with the architectural theme of the home, and must be clearly identified at the approval stage for review.

4.11 Compliance

The Builders and subsequent Homeowners are responsible for adherence to the Architectural Controls, and must not deviate from the approved residence design and Building Controls as outlined in this document.

The Developer will hold a Builder's Compliance Deposit of \$1,000 during the construction process of the residence. The Compliance Deposit is not intended to cap the liability of the Builder for non-compliance with the Architectural Controls or with this agreement, but is held towards any damages that may occur to the Developer as a result of the Builders breach of this agreement or for the correction of non-compliances with this agreement.

The Builder is responsible for ensuring their respective trades conduct themselves in a professional manner while working onsite. This includes ensuring that all debris is cleaned up and disposed of in a proper manner.

The Builder is responsible for all lot sign damage, off-street parking issues related to construction, and wet weather site management (mud control is mandatory).

It is at the Developer's discretion to allocate any site cleanup costs to the respective lot, or to use the specific Builder's Compliance Deposit for payment of any charges. The Builder's Compliance Deposit must be maintained at \$1,000.00 per lot for release of grade slips.

The Builders Compliance deposit is not meant to limit the amount of damages recoverable for breach of the Restrictive Covenant.

5. SITE ENGINEERING AND CONSTRUCTION

5.1 Street Engineering

The internal subdivision roads are 15-metre Rights of Way (ROW) to the City of Calgary Standards for a residential road. These roads consist of a 9.0 metre asphalt surface with curb and gutter, bordered by a sidewalk on one side. The streetlights and fire hydrants are located within this 15 metre ROW. The road ROW provides ample room for road maintenance and snow removal. The access road into the area is divided to ensure safe access for emergency vehicles, and is built to the City of Calgary Standards appropriate to that type of road.

5.2 Shallow Utilities

Shaw Cable, Fortis Utilities, Telus Communications and ATCO Natural Gas services will be in a 3.5-metre easement at the front of each lot, on private property. This is a standard easement in all new subdivisions with buried shallow utilities.

5.3 Lot Engineering

Each lot is graded so that the front door of the home will be ten meters back from the front property line, with a triple side entrance garage design. A range of 2% - 6% slope has been designed for each driveway depending on the lot type and location. Storm water management calls for most of the lots to have a split drainage design, with approximately 40% of the lot draining to the front, and the remaining 60% draining to the back of the lot. Weeping tile is required to tie into the storm system on each lot.

5.4 Damages/Lot Inspections/Lot Inspection Report/Water Valve

Builders must inspect their respective lots for any damage to existing entrance signs, retaining walls, protected trees and shrubs, concrete, fencing, and service valves, and must report all existing damage to the Architectural Coordinator via the www.archcontrol.com website prior to receiving the grade slip. Any damage present prior to commencement of construction, but not reported to the Architectural Coordinator at that time, will be the sole responsibility of the Builder.

If the water valve is damaged during house construction, the Builder will be held responsible. The Builder is responsible to set the valve at the finished grade elevation. If found to be deficient, the elevation and/or operation of the valve must be corrected prior to landscaping or driveway pouring. The valve may not be covered with any material after landscaping and driveway construction (e.g. sod, concrete, etc.).

Costs of repairs due to builder damages to existing features and utilities will be deducted from the Builder's Compliance Deposit. The respective Builder will be invoiced for damages beyond what the Builder's Compliance Deposit covers.

Any damage that is present at the time of the final lot inspection, but was not noted prior to the construction start, will be priced out and deducted from the respective Builder's Compliance Deposit. The Builders Compliance deposit is not meant to limit the amount of damages recoverable for breach of the Restrictive Covenant.

5.5 Lot Signs

A standard Seclusion Valley Estates sign to identify the builder and lot number will be posted at the lot entrance. The Developer will provide this signage. No other signage (temporary or permanent) will be permitted.

At the time that house construction becomes less disruptive (lock up), a Seclusion Valley Builder marketing sign will be installed. The sign is pre-designed, allowing for builder marketing information to be displayed. The sign will be coordinated and ordered through the Developer's sign manufacturer. Cost & installation of the sign is the Builder's responsibility.

5.6 Excavation Material/Top Soil

Builders must ensure that all excavation material is kept within the confines of their lot. Any spillage onto the road or onto neighbouring lots must be removed immediately, or the Developer will arrange for its removal and invoice the builder for expenses.

Loading and hauling of excess excavated material, backfill material, or topsoil is the responsibility of the Builder.

Lot Grading must be in compliance with the approved building grade plan.

5.7 Site Management

Builders must have portable toilets on their respective building site(s). Builders are responsible for any trades-people on the site, therefore Builders may arrange a multi-site toilet if constructing on adjacent sites. Any contract between Builders and portable toilet suppliers will not involve the Developer.

Lot owners are responsible for control and removal of noxious weeds. Builders must keep building sites litter-free, and must supply garbage bins onsite. The Builder is responsible for its trades-people, and failure to comply will result in cleanup costs being charged to the Builder.

5.8 Special Conditions

Respecting Lot 1, Block 1, Lot 1, Block 2 and Lot 53, Block 1 no application for subdivision shall be made and Developer installed landscaping shall not be removed.

6. DESIGN, REVIEW AND INSPECTION PROCEDURES

6.1 Step 1 – Preliminary Design Stage Submission

Site Plans are available in electronic form or hard copy through the Developer. Builders are responsible to ensure that all plot plans submitted reflect any Engineering-issued revised information pertaining to the lot in question.

The Builders are encouraged to provide properly scaled, clear and readable PDF files, faxed, or couriered information, covering all 3 items listed below, for preliminary review.

Plot plan – home location and pertinent dimensions, TOJ (top of joist), ATF (actual top of footing), all setbacks, walkway and driveway design, size and location.

1. All elevations – indicating overall dimensions, including maximum height
2. Material and color – concept

6.2 Step 2 – Final Design Submission

The builder must provide the Architectural Coordinator with a complete submission package (items a, b and c listed below) All drawings and exterior materials are to be uploaded to the www.archcontrol.com website. Builders can obtain a user name and password by emailing passwords@archcontrol.com.

Please note that incomplete packages will be held without review until all information is received.

- a) Site Plan showing the following;
 - scale 1:200 metric
 - north arrow
 - municipal address
 - legal description of property
 - all property lines, designated and dimensioned
 - size and location of proposed building(s) to property lines, existing buildings
 - elevation of top of footing, main floor, garage, final grade landscape at front, rear and sides of house
 - all cantilevers (including floor, bay windows, fireplaces etc.) and other structures where applicable
 - abutting streets, avenues, lanes, reserves, etc.
 - easements and utility right-of-ways, labelled and dimensioned
 - spot levels around buildings – drainage directions
 - dimensions from property line to curb face
 - all elevations to be in metric geodetic
 - all plot plans to include lot area and site coverage
 - all retaining required with elevation points

- b) Building Plans showing the following;
 - scale of 3/16"= 1'-0",
 - all elevations required (any hidden elevations must be supplied)

- floor plans of basement and all floors
 - sizes of windows, doors, heights, etc.
 - identify all exterior finishes
 - maximum building height envelope
 - be fully dimensioned, accurately figured, explicit and complete
 - elevations must accurately reflect the Builder supplied plot plan grading. All changes to the plot plan must be revised and resubmitted for review on the elevations
 - cross section through building
- c) Exterior Materials List
- All materials are to be input directly onto www.archcontrol.com. Material, manufacture and colour is required for each exterior building material.
- d) Lot Inspection Report
- A detailed lot inspection report must be created on the www.archcontrol.com website. Pictures of any damages can be uploaded to the application. Failure to complete the pre inspection report will mean the builder is responsible for all damages to the lot at the final inspection stage.
 - completed 'Acknowledgement Letter'

6.3 Step 3 – ARCHITECTURAL COORDINATOR Approval – Builder Sign Off

Please note: final approval will not be issued until all requested items have been received and approved.

The Architectural Coordinator will review and approve or reject the complete submission package. The Architectural Coordinator will email or fax the final approval, with comments, to the Builder for their records.

The Builder will be legally responsible to construct the residence as set forth by the Architectural Coordinator final approval. All changes to the residence after final approval must be submitted for review as soon as possible to the Architectural Coordinator prior to site implementation.

6.3.1 FOOTING CHECK

The Builder is responsible for constructing the grade elevations off the approved plot plan from the Architectural Coordinator. The Builder should survey and check the footing elevations to facilitate any grade adjustments that may be necessary.

6.4 Final Inspection of Lot and Compliance Deposit Release

Following completion of the home and landscaping, the Homeowner or Builder shall notify the Developer by fax or email that the home is now complete and is in compliance with all provisions of the Architectural Controls. The Developer shall then make an inspection to determine any deficiencies thereto. If such inspection is satisfactory, the Compliance Deposit will be returned to the Builder.

A re-inspection fee of \$125 + GST will be charged to the Builder if the home, grading or landscaping requires modification to comply.

APPENDIX A

LANDSCAPE GUIDELINES

Introduction

The Developer has established a high-quality standard for the Architectural Controls pertaining to the residences that will be built in Seclusion Valley Estates. The Landscape Guidelines (LG) documented herein comprises Appendix A of the Architectural Controls, which in turn form part of a Restrictive Covenant on title to the lots in Seclusion Valley Estates.

The LG were prepared to provide purchasers with general expectations and construction specifications for private landscaping in Seclusion Valley Estates. They have concise specifications, but provide ample flexibility for individual design and construction.

This proactive approach to comprehending and budgeting for private landscaping is an essential part of building in Seclusion Valley Estates. Too often, landscaping is left to the end of the home building process, diminishing the opportunity for optimum landscape planning and budgeting. Decks, patios, gazebos, vegetation planting should be designed at the outset of the vision of the residence.

The great old neighbourhoods in Calgary and similar communities have mature trees, creative streetscapes as well as private, liveable backyards. It is Seclusion Valley Estates' goal to emulate the environment of the established neighbourhoods through Homeowners investing in mature vegetation and professional landscaping.

Landscape Materials

The lots at Seclusion Valley Estates have been completely stripped, and graded in accordance with the storm water management plan. As such, all landscaping materials will need to be imported - there is no landscaped or native material to be saved on site.

Shaw Cable, Fortis Utilities, TELUS Communications and ATCO Natural Gas services will be in a 3.5-metre utility right of way (URW) at the front of each lot, located on private property. This is a standard easement in all new subdivisions with buried shallow utilities.

Utilities must be located before any landscape construction may start. Planting of calliper trees will involve the mounding of the grade to allow proper, safe installation. This design element will be part of the Front Yard Landscape Design.

Rear and Side Yard Fences

The Homeowner is responsible for all costs to construct side yard fencing. Fencing is available through the Developer's contractor.

Nothing herein shall derogate from any other rights the Developer may have to enforce the obligations of the Builder under the Architectural Controls or the Homeowner under the Architectural Controls.