

**SCHEDULE "C"**  
**FORMING PART OF THE**  
**PURCHASE AGREEMENT AND AGREEMENT FOR SALE**

**MAPLE CREST STAGE 3 – PLAN 132 3576 – RSL LOTS**  
**ARCHITECTURAL AND CONSTRUCTION GUIDELINES**  
**As of October, 2015**

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1. All construction plans for any dwelling or any other improvement must be submitted to and approved by Dream Development (Dream) from time to time prior to construction commencing.
2. Plot plans and stakeouts are to be completed by Stantec Geomatics, appointed by Dream.
3. All construction must comply with Restrictive Covenant(s) registered on the title of each lot.
4. Building Lot Requirements
  - a) The minimum size of any dwelling shall not be less than 75% of the average lot width. (Note: Offsetting of verandas is not acceptable and the garage shall not be offset greater than two (2') feet.)
5. Exterior Requirements
  - a) Similar front elevation of dwellings will not be permitted on adjacent lots.
  - b) Minimum roof pitch to be 5:12 with the exception of bungalows, which are to be a minimum of 7:12. Roof overhang shall be a minimum of eighteen (18") inches.
  - c) All roof material to be laminated shingles as follows:

Manufacturer: IKO  
Product: Marathon or Cambridge  
Color: Driftwood or Weatherwood
  - d) Overhead Doors  
Stockton overhead doors 4 panel minimum  
Top panel shall have windows (No Sunbursts)
  - e) Masonry is required on all garage corners as a minimum  
Brick , Cultured Stone, Stacked Flatstone  
Minimum 36" high with 24" returns around corners with trim / column detailing  
Vertical masting to create pillar-like effect
  - f) Front Door  
Raised panel detail with glazing and windows (No Sunbursts)  
Must include ½ light or vertical glass
  - g) Exteriors must include a minimum of three (3) of the following:
    - Shutters
    - Shadow bands
    - Battens
    - Louvers
    - Keystones
    - Dentils
    - Window sill details
    - Feature windows (half round, rakehead, etc.)
    - Box outs, bays, cantilevers, etc.
    - Porches and railings
    - Chimneys to be boxed in with a corbelled chase in the same finish as the main body of the home
  - h) Siding colors must not be repeated within one lot.  
All siding to be earthtone or darker colors.  
Composite siding (hardiboard / smartboard) may be used in lieu of vinyl siding
  - i) Minimum of three colors used on exteriors to complete
    - Trim, fascia, siding, front door, garage door, corner masting, etc.
  - j) Window grills (muntin bars) required on front elevations - no limits on width.  
Lots flanking streets or walkways shall have muntin bars plus side details to the elevation for lots as noted:  
Lot 61, Block 1  
Lot 105, Block 6  
Lots 21, and 22, Block 8

The following lots backing onto Fulton Marsh, Block 1 will require muntin bars in the rear windows.

Lots 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, and 53, Block 01

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- k) Bungalow and split level dwellings will be encouraged on corner lots, however, all model types will be considered for such lots provided that the elevations selected for such models have roof slopes which slope predominantly toward both streets.
- l) The exterior finish must follow the grade of the lot with a maximum of thirty (30") inches of parging.
- m) All driveways must be located in accordance with the driveway location plan approved by the Municipality and the Developer at its sole cost and expense must construct the driveway apron. Driveways to be full width of garage.
- n) Driveway shall not exceed the width of the garage front where the width may then flare to include a walkway to the front and / or rear yard.

6. Landscaping and Fencing Requirements

- a) The following minimum landscaping requirements must be completed.
    - 1) All yards are to have sod front and rear.
    - 2) The lot shall be graded in conformity with the approved drainage plan;
    - 3) A minimum of three (3) shrubs and one (1) tree shall be planted in the front yard with coniferous trees to be a minimum of six (6') feet in height and deciduous trees to be a minimum of one and a half (1 ½ ") inches in a caliper.
  - b) No fence shall be built upon any Lot unless such fence is built according to the design specifications and color specified in the fencing specifications as outlined in the "Architectural and Construction Guidelines" attached hereto as "Wood Fence Detail".
  - c) The Builder(s) shall protect fences, sidewalks, curbs and boulevards adjacent to their lot from damage during landscaping. There shall be no use of chain-link fencing for side yards or rear yards except where Dundee has erected the chain-link on perimeter rear yards.
  - d) Lots backing onto Fulton Marsh and Lot 26 MR Block 1 shall transition the rear 4.8 m (16') of flankage / side yard fencing from 1.8 m (6') height to 1.2 m (4') height to match the top of the metal fencing provided by Dream. This transition shall consist of two (2) 2.4 m long step down sections of 1.2 m (4') and 1.5 m (5').  
Namely: Lots 37 thru 53 Block 01
  - e) **A copy of the signed Fence Agreement between the builder and purchaser confirming that the purchaser is aware of and agrees to build the property fence in accordance with the Architectural and Construction Guidelines applicable to this subdivision is required.**
  - f) The Builder(s) and his successors and assigns shall:
    - 1) Be liable to Dream and its nominee as registered land owner for all losses, costs, damages and expenses whatsoever which Dream and its nominee as registered land owner may pay, sustain or incur and;
    - 2) Shall indemnify and save harmless Dream and its nominee as registered land owner from all manner of actions, causes of action, proceeding claims, demands, losses, costs, damages and expenses whatsoever which may be brought or made against Dream and its nominee as registered land owner, or which Dream and its nominee as registered land owner may sustain, pay or incur.
7. All construction debris shall be removed from site within seventy-two (72) hours of completion of each phase of construction. All construction debris shall be contained in a metal dumpster or Environmental Bag (Bagster).
8. Excavation material must be kept within confines of the lot. Any spillage on City streets or sidewalks shall be removed immediately. Dream does not provide a dumpsite for excess excavation material.

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9. The Vendor, Developer, and Architectural Committee, or their servants, agents, contractors, or appointees shall not be held responsible or liable to any owner or purchaser with the Subdivision for the accuracy, enforcement or compliance with the Architectural and Construction Guidelines.
10. These Guidelines may be altered, amended, or varied by the Architectural Committee respecting any lot if, in the opinion of the Architectural Committee at its sole and absolute discretion, such variance is not detrimental to the overall integrity of the Subdivision.