

**MAPLE CREST STAGE 11 AND 12
ARCHITECTURAL AND CONSTRUCTION GUIDELINES**

1. All construction plans for any dwelling or any other improvement must be submitted to and approved by Dream Asset Management Corporation on behalf of Dream Development (Dream) (on behalf of the Vendor, LDL Properties Limited Partnership by its General Partner Lehndorff Land General Partner Inc.) from time to time prior to construction commencing.
2. Plot plans and stakeouts are to be completed by Stantec, appointed by Dream.
3. All construction must comply with Restrictive Covenant(s) registered on the title of each lot.
4. 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.
5. Lot Types in Maple Stage 11 and 12 are as follows:

RLD – RPL Zero Lot Line
RLD – Semi Detached
RLD – RSL Single Detached
RLD – RSL Zero Lot line
RLD – Semi Detached - Zero Lot Line
RMD – Semi Detached – Front Drive and Rear Detached Garage

Please refer to the Maintenance Access and Overland Drainage Agreement for detailed requirements for setbacks, minimum separation and permitted encroachments on Zero Lot Line lots.

6. Garages

Front Drive Semi-Detached

All homes shall have an attached garage constructed with the home and located as per the driveway location plan. The home design shall integrate the garage and minimize its appearance while enhancing the mass of the home.

Overhead garage doors shall be finished in the same color as the wall cladding or white. The height between the overhead door and eave line should not exceed twenty-four (24") inches and if exceeded, special treatment is required. Stockton overhead doors with copper glass panel are optional.

Masonry is required on all garage corners as a minimum. Brick, Cultured Stone, Stacked Stone. Minimum masonry requirements are 36" high with 24" returns around corners with trim/column detailing.

Single Family Attached Garages

All homes shall have a double attached garage constructed with the home and located as per the driveway location plan. Driveways to be full width of garage but 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.

Decorative Garage Doors are required on these homes to the requirements specified below:

Minimum Garage Door Requirements:
Stockton overhead doors 4 panel minimum
Top panel shall have windows (No Sunbursts)

Masonry is required on all garage corners as a minimum. Brick, Cultured Stone, Stacked Stone. Minimum masonry requirements are 36" high with 24" returns around corners with trim/column detailing.

Rear Detached Garages

Garage pads are required where no garage is being built. A 120-volt plug is to be installed at the garage pad in conjunction with the construction of the principal building.

Poured front concrete connector walks are required from the back of curb to face of walk on all lots fronting onto a grass boulevard. One (1) connector walk for each group of buildings.

A hard-surfaced walkway is required between the Garage or Garage site and entry to the dwelling.

Garages must conform to the principle building in terms of color, style and material.

7. Minimum Home Size

Single Family

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.)

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Semi-Detached

The minimum house width is twenty (20') feet.

8. Roof Pitch/Eaves

Minimum roof pitch to be 5:12 with the exception of bungalows, which are to be a minimum of 7:12.

Garage roof pitch minimum is to be 4:12.

Roof overhang shall be a minimum of eighteen (18") inches.

9. Exterior Treatment

An emphasis on entrance treatment is a requirement. Treatment shall include verandas and covered porches a minimum of four (4') feet deep. Verandas and porches shall have support columns and be finished to final grade.

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
- Decorative Shakes

The exterior finish must follow the grade of the lot with a maximum of thirty (30") inches of parging

No false front shall be permitted on a dwelling unless the material utilized on the front elevation of the dwelling is either brick or stone (stacked or flat) and it shall be completed with a twenty four (24") inch return.

Front doors are required to have a raised panel detail with glazing and windows (No Sunbursts). All front doors must include ½ light or vertical glass.

On semi-detached lots elevations shall incorporate rooflines and detailing to effectively break up the faces.

10. High Visibility and Corner Lots

Elevations which are high exposure, such as the side of a corner lot, lots which back onto parks, etc. shall be treated with the same types of materials as used on the front elevation. Flanking street elevation will have suitable front elevation with principal roof planes sloping toward street view and will have appropriate wall heights and window placement and variation in wall planes.

Bungalows and split levels will be encouraged on corner lots; however, all model types will be considered providing that it can be demonstrated that the elevations selected for these lots have roof lines predominantly sloped towards both streets.

All corner lots shall require garages to be constructed in conjunction with house construction.

Park Backing Lots:

Lots 13 – 25 Block 10

High Exposure Corners:

Lot 211 Block 2	Lot 25 Block 10
Lot 19 Block 19	Lot 26 Block 19
Lot 27 Block 19	Lot 20 Block 20
Lot 39 Block 20	Lot 1 Block 21
Lot 24 Block 21	Lot 25 Block 21
Lot 46 Block 21	Lot 1 Block 22
Lot 18 Block 22	Lot 31 Block 22
Lot 32 Block 22	Lot 47 Block 22
Lot 1 Block 23	Lot 10 Block 23
Lot 20 Block 23	Lot 27 Block 23

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11. Colours, Materials and Repetition

Vinyl Siding or Composite Siding (Hardiboard/Smartboard) is permitted. Siding only is permitted for wall cladding.

The use of a third accent color is encouraged on elevations: Trim, fascia, siding, front door, garage door, corner trim, etc.

Siding colors must not be repeated within one lot. Identical elevations will not be permitted on adjacent lots.

12. Roof Colours and Materials

All roof material to be laminated shingles as follows:

Manufacturer	IKO		Manufacturer	Owens Corning
Product	Marathon 25 or Cambridge 30	or	Product	Supreme or Oakridge
Color	Driftwood/Weatherwood/Dual Black		Color	Driftwood/Onyx Black

13. Masonry

Where brick or stone is used on a front elevation, it shall be completed with a twenty-four (24") inch return and minimum 36" height.

14. Window Grills

Window grills (muntin bars) required on front elevations – no limits on width.

For lots designated as high exposure, ie. lots flanking streets, flanking street walkways, backing onto municipal reserves and walkways shall require muntin bars.

15. Chimneys

Chimneys to be boxed in with a corbelled chase in the same finish as the main body of the home.

16. Walkways

Front walkways must be poured concrete or pavers. (No sidewalk blocks.)

17. Front Steps and Verandas

The use of front verandas on homes is encouraged.

Where wood steps are being used, all steps are to have enclosed stringers and no open risers are permitted. The sides of all front steps and verandas are to be skirted with a low maintenance type material. Lattice screens alone will not be permitted as a skirting material.

18. Driveways

Concrete driveways are to be "broom finished" or other acceptable concrete finish.

19. Landscaping and Fencing Requirements

The following minimum landscaping requirements must be completed:

- a) All yards are to have sod in the front yard.
- b) Dream Development requires a minimum of three (3) shrubs and one (1) tree to be planted in the front yard. The balance of landscaping as per City of Edmonton Bylaw 17672, June 27, 2016 can be anywhere in the yard.
- c) Front yards shall be completely landscaped to 8' (2.5 metres) back from the front projection of the house, and rear yards must be topsoiled, prior to our discharge of caveat. Landscaping must conform to City of Edmonton Bylaw 17672, June 27, 2016.
- d) The balance of side yards and rear yard landscaping shall be completed by the homeowner within 18 months of possession.
- e) Side yard fencing shall be terminated a minimum of eight (8') feet back from the front projection of the dwelling.

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20. All lots shall be graded in conformity with the approved drainage plan.
21. 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 "Screen Fence Detail" or "Wood Fence Detail".
22. 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 Dream has erected the chain-link on perimeter rear yards.
23. A copy of the signed acknowledgement between the builder and purchaser confirming that the purchaser is aware of and agrees to only build fencing in accordance with the Architectural and Construction Guidelines applicable to this subdivision is required.
24. The Builder(s) and his successors and assigns shall:
 - a) 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;
 - b) 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.
25. 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).
26. 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.
27. 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.