

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

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ADVISORY

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CAVEAT

TO THE REGISTRAR OF THE ALBERTA LAND TITLES OFFICE

TAKE NOTICE that **S. R. Homeowners Association**, of Edmonton, in the Province of Alberta, claims an interest under and by virtue of a Restrictive Covenant in writing, dated March 22, 2012, and made between **Sunset Properties Inc.**, as registered owner and the Caveator whereby the said registered owner and the Caveator agreed, all in accordance with the terms of the said Restrictive Covenant, a true copy of which is attached to and forms part of this Caveat, in the lands described as follows:

PLAN 111 2901
BLOCK 18
LOTS 1 TO 20 INCLUSIVE
EXCEPTING THEREOUT ALL MINES AND MINERALS

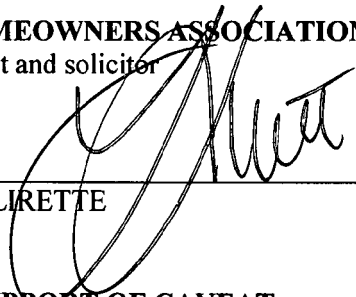
PLAN 111 2901
BLOCK 19
LOTS 1 TO 44 INCLUSIVE
EXCEPTING THEREOUT ALL MINES AND MINERALS

standing in the register in the name of **Sunset Properties Inc.**, and the Caveator forbids the registration of any person as transferee or owner of, or of any instrument affecting the said estate or interest, unless the instrument or Certificate of Title, as the case may be, is expressed to be subject to the Caveator's claim.

THE CAVEATOR DESIGNATES 900, 10310 Jasper Avenue, Edmonton, AB, T5J 1Y8, as the place at which notices and proceedings relating hereto may be served.

DATED this 11th day of April, 2012.

S. R. HOMEOWNERS ASSOCIATION
by its agent and solicitor



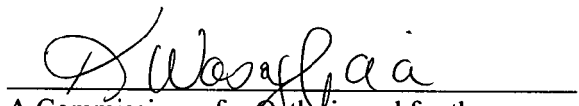
VICTOR LIRETTE

AFFIDAVIT IN SUPPORT OF CAVEAT

I, VICTOR LIRETTE, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY AS FOLLOWS:

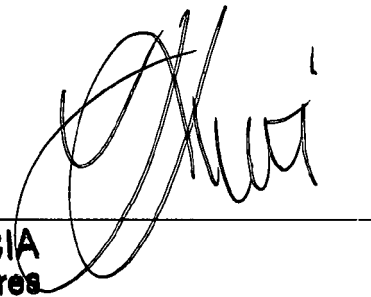
1. That I am Agent for the Caveator.
2. That I believe that the Caveator has a good and valid claim upon the said land and I say that this Caveat is not being filed for the purpose of delaying or embarrassing any person interested in or proposing to deal therewith.

SWORN before me at Edmonton
in the Province of Alberta,
this 11th day of April, 2012.



A Commissioner for Oaths in and for the
Province of Alberta
900983

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KIM M. WASYLYCIA
My Commission Expires
July 26, 2014

THIS RESTRICTIVE COVENANT made this 22 day of March, 2012.

BETWEEN:

SUNSET PROPERTIES INC.,
a body corporate incorporated under the laws of the Province of Alberta
(hereinafter called the "Grantor/Grantee")

OF THE FIRST PART

- and -

S. R. HOMEOWNERS ASSOCIATION,
a society incorporated under the *Societies Act* of Alberta
with registered office at 3200 Manulife Place
in the City of Edmonton, in the Province of Alberta, T5J 3W8
(hereinafter called the "Grantee")

OF THE SECOND PART

RESTRICTIVE COVENANT

WHEREAS:

The Grantor/Grantee is the registered owner of the Dominant Lands and the Servient Lands described in Schedule "A" hereto situate in the Town of Cochrane.

The Grantor/Grantee intends to impose a scheme of mutually enforceable restrictions with respect to the use and improvements on the Lands in order to preserve the integrity of the Development.

NOW THEREFORE:

The Grantor/Grantee as registered owner of the Servient Lands described in Schedule "A" does grant and the Grantor does hereby declare, establish, impose and annex to the Servient Lands and each and every portion thereof for the benefit of the Dominant Lands, the following stipulations, restrictions, guidelines and provisions to run with the Lands and be binding upon the owners from time to time of the Lots:


1. In this Restrictive Covenant, including the preamble, the following words and expressions shall have the meaning herein set forth:
 - a. "Architectural Committee" means a committee established by the Grantor/Grantee for so long as the Grantor/Grantee remains an Owner, and thereafter established by the Homeowners Association;
 - b. "Development" means the residential subdivision plan within which the Lots are located;
 - c. "Dominant Lands" means the leasehold and easement interests of the Homeowner's Association, granted to the Homeowner's Association in the lands described in Schedule "A" hereto;

- d. "Dwelling" means any residential dwelling constructed on any of the Lots;
 - e. "Guidelines" means the Architectural and Construction Guidelines attached hereto as Schedule "B";
 - f. "Homeowners Association" means the S.R. Homeowners Association;
 - g. "Lands" means the lands described in Schedule 'A' hereto;
 - h. "Lot" means one of the lots described in Schedule 'A' hereto and any further subdivision of such lots;
 - i. "Owner" means a registered owner in fee simple of a Lot;
 - j. "Restrictions" means the provisions, restrictions and stipulations contained in Paragraph 2 of this Restrictive Covenant;
 - k. "Restrictive Covenant" means this agreement as the same may be amended from time to time and the expressions "herein", "hereof", "hereto", "above", "below", and similar expressions if used in any article, section or paragraph of this agreement refer to this agreement including the schedules hereto and do not refer solely to a particular article, section or paragraph unless specifically stated herein;
 - l. "Servient Lands" means the lands described as such in Schedule 'A' hereto.
2. For each of the Lots comprising the Servient Lands, for the benefit of the Dominant Lands, the following restrictions, stipulations and provisions are to run with the Lands, namely:
- a. No motor homes, recreational vehicles, trailers, boats or similar vehicles shall be stored for any period exceeding seven (7) days or for any period aggregating fourteen (14) days in a twelve month period on the front driveway, nor on the side yard, nor on any driveway of any building on any of the Lots, unless within an enclosure approved by the Architectural Committee, or as required by Municipal Bylaw as amended from time to time.
 - b. No satellite dishes shall be constructed, installed, placed, kept or maintained on any roof, front or side yard of any Dwelling, unless first approved by the Architectural Committee;
 - c. No radio or television aerials or antenna of any kind shall be erected, constructed or placed on any Dwelling or on any of the Lots, unless first approved by the Architectural Committee and unless the said aerial or antenna is a single unit incorporated into the structure of the Dwelling;
 - d. No construction of the Dwelling may commence unless the building plans have been approved by the Architectural Committee;
 - e. No dwelling may be constructed unless said Dwelling conforms with the Guidelines attached hereto as Schedule "B";

3. If any of the Restrictions herein or the application thereof to any part or any circumstances shall be held by any Court of competent jurisdiction to be invalid or unenforceable to any extent, then such Restriction shall be severed from the remainder of this Restrictive Covenant, and the remainder of this Restrictive Covenant or application of such Restriction to a party or circumstance other than those to which it is held invalid or unenforceable shall not be affected thereby and each of the remaining Restrictions of this Restrictive Covenant shall be valid and enforceable to the fullest extent permitted by the law.
4. This Restrictive Covenant is in addition to the requirements of the municipal or other government authorities having jurisdiction in respect of the use of the Lands, and nothing contained herein shall be construed as permitting or authorizing anything which is prohibited, controlled or regulated by any statute, bylaw, regulation or like enactment having the force of law and having application to the lands.
5. Nothing herein shall require or oblige the Grantee to enforce this Restrictive Covenant or render the Grantee liable for the failure of any of the Owners from time to time of the Lots to adhere to or conform with the Restrictions contained in this Restrictive Covenant, it being the intention to attach to each of the Lots and the Owners thereof the obligation for compliance with this Restrictive Covenant.
6. The Restrictions contained in this Restrictive Covenant shall be binding upon and enure to the benefit of the Owner from time to time of each of the Lots and the Grantee and the restrictions herein shall run with the Lands and each of the Lots.

IN WITNESS WHEREOF these presents have been executed by each of the parties hereto the day and year first above written under its corporate seal and by the hands of its officers duly authorized in that behalf.

SUNSET PROPERTIES INC.
Per: _____
Per: _____ (seal)



S. R. HOMEOWNERS ASSOCIATION
Per: _____
Per: _____ (seal)



SCHEDULE "A"
TO RESTRICTIVE COVENANT AGREEMENT

The Current Lots are legally described as follows, all being lots shown on the subdivision plan registered as Plan No. 111 2901, namely:

Block 18, Lots 1 - 20, inclusive

Block 19, Lots 1 - 44, inclusive

SCHEDULE "B"

ARCHITECTURAL AND CONSTRUCTION GUIDELINES



**PHASE 10
ARCHITECTURAL
GUIDELINES**

March 2012



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PHASE 10 ARCHITECTURAL GUIDELINES



1.0 Introduction

Sunset Ridge is a master planned residential community located in the Town of Cochrane Alberta. Sunset Ridge is accessed from Highway 22 North and consists of a wide variety of housing options ranging from multifamily homes to starter single family homes to estate single family homes.

These Architectural Guidelines have been written for Phase 10 of Sunset Ridge which consists of over 60 single family residential lots. The lot sizes will vary. Each lot in Sunset Ridge will be unique and will offer exciting building opportunities.

Traditional inspired homes will be built using modern building materials and techniques. In order to recognize this inspiration, the home styles in Sunset Ridge will be derived by an interpretation of Craftsman and Arts and Crafts architecture.

It is recommended that all purchasers obtain a copy of all restrictive covenants prior to signing their home purchase agreements.

1.1 Intent and Theme

Architectural Controls will be implemented in Sunset Ridge to ensure that all builders will design and build homes to meet standards that are envisioned by the Developer.

The Architectural Guidelines will enhance the integrity of the development and ensure that each home that gets built will add value to the community. The guidelines have been prepared to promote a high level of architectural detail, ensure a pleasing building form, and promote an awareness of environmental sustainability.

The intent of these guidelines is to create a community of harmony and continuity while maintaining a number of traditional architectural styles to offer variety and flavour.

Architectural styles other than Craftsman and Arts and Crafts may be considered in Sunset Ridge and will be carefully reviewed by the Architectural Committee to ensure that the style will blend with all of the homes in the development.

2.0 Zoning Regulations

The Architectural Committee will complete a review of all house plans to ensure compliance. An "Approved" stamp must be issued prior to the builder submitting a building permit application to the Town of Cochrane. All construction must comply with the current Town of Cochrane Land Use Bylaw and Alberta Building Code. Construction may only begin upon receipt of a building permit from the Town of Cochrane and a Grade Slip from the Architectural Committee. Conformity with the Guidelines does not supersede the required Town of Cochrane approval process.

2.1 Land Use

All lots in Sunset Ridge Phase 10 have been zoned Residential Single and Two Dwelling District (R-2) and must follow all land use rules established in the Town of Cochrane Land Use Bylaw. If the Land Use Bylaw is revised at any time, all lots will follow the Land use Rules of the revised Land Use Bylaw.

2.2 Minimum Building Setbacks

Front Yard Setback

- Lots fronting on collector streets: 6.0 metres
- All other lots: 4 metres

PHASE 10 ARCHITECTURAL GUIDELINES



- In a new subdivision, the front yard setback of principal buildings shall be varied in order to maximize the visual amenity of the district.

Side Yard Setback

- Street side of a corner lot: 3 metres
- All other lots: 1.2 metres

Rear Yard Setback

- Minimum of 7.5 metres

Care must be used while plotting houses on lots backing onto the escarpment to consider the impact on views. The Architectural Committee, at their sole discretion, will have the right to modify the above setbacks for individual lots, should such a situation occur. It is encouraged that the builder gets a pre approval of the home placement on escarpment lots prior to the final architectural submission.

2.3 Maximum Building Height

- Principal Buildings: 12 metres
- Accessory Buildings: 5.5 metres and one storey, except as provided elsewhere in the Land Use Bylaw.

2.4 Maximum Lot Coverage

- All Residential Buildings (Principal and Accessory): 55%
- All Residential Accessory Buildings: 20%

2.5 Minimum Home Sizes

The following minimum home sizes are required for Sunset Ridge Phase 10. This minimum floor area is for total floor area above grade and does not include attached garages or any basement floor area.

Two Storey:	1,800 ft²
Bungalow and Split Level:	1,400 ft²

The Split Level square footage calculation will include the entire footprint of the home excluding the garage. Split level homes must have the same footprint or larger than the minimum required for a bungalow.

2.6 Driveways

- Driveway length must be a minimum of 6.0 metres from the property line to the face of the garage wall.
- Desirable driveway slopes are between 3% and 7%
- Maximum driveway slope is 10%; minimum is 2%
- A minimum of 1.2 metres is required between driveways and side property lines. This may be relaxed on pie shaped lots at the discretion of the Architectural Committee.

2.7 Accessory Buildings

Accessory buildings will be permitted and must follow the rules of the Town of Cochrane Land Use Bylaw and are to be designed to match the style and building materials of the principal residence. For lots that back onto open space accessory buildings, including temporary garden sheds, shall not be allowed within 6.0 metres of the rear property line.

PHASE 10 ARCHITECTURAL GUIDELINES



3.0 Siting

3.1 House Placement

Builders are asked to choose proper home designs around the approved grading and site topography to take full advantage of views and to maximize lot space. Designers are to take into consideration the lot width, length and shape as houses should be conforming to these sizes. Builders and designers are required to review the Building Grade Plan and Marketing Plan prior to designing the home. Homes on pie shaped lots should be sited in a radiating pattern rather than parallel to an adjacent side property line.

Builders must ensure that all of the corner and intermediate elevations, as established by the development engineer, be maintained exactly as specified. Maximum permitted front, rear or side yard slope is 3:1, builders are encouraged to stay within 3% - 25% slope.

The lot grades create a drainage pattern, as indicated on the Building Grade Plan, and must be maintained. Site drainage must be established prior to commencing construction and maintained by the builder throughout the construction period.

3.2 Open Space Concept

All open spaces in Sunset Ridge will be developed as a combination of naturalized and manicured areas. Naturalized areas will have a mixture of native grasses and plant material and must be kept in their natural state. No maintenance of this area is planned by the developer or the municipal authorities.

Reference to this concept is additionally provided by the registration of a restrictive covenant on title to the individual lots.

3.3 Lot Grading

Lot grading must follow the natural slope of the land and is to be consistent with the subdivision grading plan. Builders should give due consideration to building grades when determining house types in order to assure that an appropriate house is designed on each Homesite. Lot slopes should be absorbed within the building massing as much as possible. Builders must also pay close attention to drainage patterns created on the Homesite in order to ensure surface water is channelled away from the house on all sides and into adjacent drainage swales and storm water systems.



4.0 Architectural Design

4.1 Proposed Housing Product

The housing product for Sunset Ridge is single family residential homes with front attached garages. To reduce the visual impact of the front attached garages builders will be asked to pay special attention to the form of the home and protrusion of the garage. Living space should be incorporated over the garages and it is encouraged that the front entries of the homes be brought forward and become part of the streetscape. Detailed carriage style garage doors will be required at minimum and real wood garage doors will be encouraged to create a distinctive streetscape.

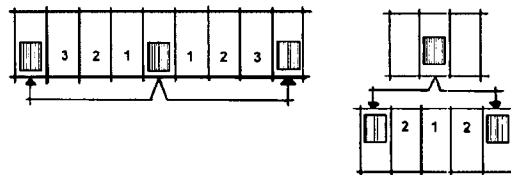
4.2 Architectural Theme

Craftsman and Arts and Crafts are the preferred architectural style for Sunset Ridge Phase 10; however other styles may be approved at the discretion of the Architectural Committee. Please refer to section 4.0 "Architectural Style" for a detailed description of these styles.

Note: The Architectural Committee reserves the right to accept home designs which, in the opinion of the Architectural Committee, meet the intent of Architectural Guidelines set out herein in all respects.

4.3 Repetition

House designs with near identical house elevations and colours may not be repeated more often than every fourth (4th) home on the same side of the street and every third (3rd) home on the opposite side of the street.



To be different means that there is a significant change in features such as roof type, size and location of windows and doors, colours and finish materials. A change of materials alone and reversing the plan is not sufficient.

4.4 Building Form and Massing

A minimum of a double front attached garage will be required for all homes in Phase 10. Triple car garages may be approved at the discretion of the Architectural Committee and must have at least one bay of the triple garage recessed or extended out 12" from the others. In order to reduce the visual impact of the front drive garage, close attention will be paid to the architectural design of the front elevation and the design of the front entryways. One method in achieving this is bringing the front entryway of the home as far forward as possible, without adversely affecting the interior layout of the home. This will be encouraged on all homes in Sunset Ridge Phase 10 but is not required.

The garage location is noted on the building grade plan and the subdivision marketing plan. Builders are to use the garage location as shown. If a side drive garage configuration is chosen, the garage should stay in the same location as if it were a front drive garage. Garages will generally be paired with the neighbouring homes unless noted otherwise on the subdivision marketing plan.



4.4.1 Roof Design and Pitch

The roof design is important to achieving the desired look of the Craftsman / Arts and Crafts design. Rooflines should generally consist of gable roofs and a minimum of 5/12 roof pitch will be required on all homes. Arts and Crafts styled homes should have a steeper roof pitch.

4.4.2 Corner Lots

Corner lots that side onto a street or open space will require substantial additional treatment. This will include lots 1, 10, 11, and 20 of Block 18 and lots 1 and 44 of Block 19. The side elevation should be well articulated with various architectural elements appropriate for the overall design of the house. Battens will be required on openings. Other elements may include box outs, rooflines or verandas that wrap around the exposed building face, chimneys and fully detailed windows, and shadow bands. Rear elevations on corner lots will also require full architectural treatment.

4.4.3 Rear Elevations

All rear elevations will require detailing that will include at the minimum battens around openings. Three storey uninterrupted elevations on walkout lots will not be permitted. Designers will be required to articulate rear elevations on walkouts to reduce the massing. This can be achieved through the use of decks, rooflines and by stepping back the upper floor.

4.4.4 Rear Elevations on Amenity Lots and Lots Backing onto Sunset Road

Amenity lots that back that back onto the pond or Municipal Reserve, and all lots that back onto Sunset Road will require full rear elevation treatment similar to the front elevation. This will include lots 1-3, and 18-44 of Block 19. Rear decks designs must be shown on the drawings submitted to the Architectural Committee and must be

built at the time of construction of the home. Deck columns will be required to continue to the railing height. Deck columns for these lots will require a masonry base when masonry is used on the front elevation of the home. Boxouts and rooflines and well detailed gables will be required on these rear elevations.

4.4.5 Exterior Decks and Patios

Rails will be required as per the Alberta Building Code. Front porches and rear decks should have railings in a style to match the architectural theme of the home. Supporting columns for decks and porches are to be architecturally detailed and must have a minimum dimension of 300mm square (12" x 12"). The cap and base of the columns must be detailed and built out.

All walkout homes regardless if they are visible from the street or open space will require the decks with (12" x 12") built out columns to be shown on the plans and built at the time of construction of the home.





4.4.6 Chimneys

Chimneys must be finished to match the exterior wall material. Stone or brick finishes on chimney chases are highly recommended on all homes. On corner lots builders are required to bring the chimneys down to grade and are encouraged to be constructed full height chimneys that would extend past the upper floor level.



Retaining walls will be limited to a height of 4 feet (1.22 metres). All retaining structures must be within property lines. Any retaining wall exceeding 1.00 metre in height **MUST** be approved by a professional engineer and may require a development permit.

In no instance shall a retaining wall be introduced to a lot to artificially revise the grades approved on the building grade plan.



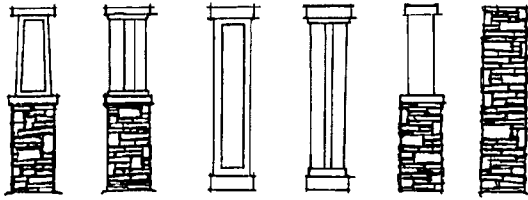
4.4.7 Retaining Walls

Where retaining walls are required it is recommended that they are constructed using natural materials, i.e., sandstone boulders, rundle rock or river rock (mortar). Retaining walls not constructed from natural materials should be constructed with a visually aesthetic material, i.e., decorative concrete, or concrete with a stone or brick facing. Concrete wing walls will be acceptable when not visible from the street and require approval from the Architectural Committee.



4.4.8 Columns

All columns must be boxed out in decorative material and be a minimum size of 12"x12", they should show structural integrity and have a rich level of detailing to reflect the tradition style of the home.





4.5 Architectural Style

4.5.1 Craftsman / Arts and Crafts

The preferred architectural styles for Sunset Ridge will be Craftsman and Arts and Crafts. Other architectural styles may be permitted at the discretion of the Architectural Committee.

Craftsman homes generally have moderate pitched roofs, while Arts and Crafts are steeper in pitch. Both styles may include second storey dormers, covered front verandas, decorative beams or braces and the use of traditional building materials in deep rich colours. It is encouraged that the upper floor living space of two storey homes be built into the roof massing.

Siding and trim colours should be inspired by natural surroundings and should complement the natural materials used on the home. Masonry is essential for these styles and should only be used on the base to ground the home to add a presence of stability. All columns should be extending to ground level and squared or tapered in design. Masonry heights may vary but the thickness should always be much greater than the pier. Elements like brackets, blocks, false trusses and exposed rafter tails are encouraged to give the presence of craftsmanship.

Craftsman Elements

- Moderate roof pitch
- Use of stone or brick and natural materials
- A high level of architectural detailing on doors and windows
- Wood blocks and brackets

Arts and Crafts Elements

- Steeper roof pitch
- Alternate materials used on upper floor
- Board and batten detailing in contrasting colours





5.0 Building Materials and Colours

5.1 Primary Wall Materials

- Smooth finish stucco and composite siding are the required primary wall materials in Sunset Ridge.
- Secondary wall materials may include smooth composite panels, cedar shakes and composite shakes. Other alternatives may be approved at the discretion of the Architectural Committee.
- **Vinyl Siding will not be permitted in Phase 10 of Sunset Ridge.**
- Before submitting colours builders should review adjacent house colours to avoid repetition.

5.2 Exterior Colours

Siding and stucco colours must be a darker hue for the primary wall material. Secondary wall materials may be of a lighter shade if deemed complimentary by the Architectural Committee. The trim colour is suggested to be a lighter contrasting colour to the primary wall material and must complement the overall design of the home. Darker trim colours may be approved at the discretion of the Architectural Committee.

5.3 Masonry

The use of masonry is will be encouraged on all homes in Sunset Ridge Phase 10 and should be used in portions reflecting structural integrity. There will be no minimum amount of stone or brick required but the placement of the material must ground the home and act as a structural element. All stone or brick must wrap at least three feet around all corners. Masonry used on the garage will be

required to return to the front entry down the length of the garage wall. Only natural stone, manufactured stone and brick will be permitted as masonry materials.

Designs with no masonry may be accepted at the discretion of the Architectural Committee. These homes will require extensive detailing and trim elements.

5.4 Trim, Fascia and Soffits

Modern trim materials used in a traditional manner will assist the homes in Sunset Ridge Phase 10 to appear traditional and timeless. Designers are asked to put a great deal of effort into the trim detailing on the front and rear elevation.

- Trim around window and door openings will be required on the front and rear elevations of all homes.
- Trim material shall be Smartboard or equivalent. Smooth finish acrylic stucco battens will also be acceptable.



- When composite siding is chosen as the primary wall material, 4" minimum composite corner boards will be required on the front elevation and will also be



required on elevations that are visible from open spaces. Corner boards are suggested when using stucco as a wall finish, but it is not required. **Corner boards are to match the trim colour used on the home.**

- Shadow boards or cornices, if incorporated in the design, shall be used in all open gable ends where the wall meets the soffit on all front and rear elevations.
- The fascia on open gables on the front and other highly visible elevations is to be constructed with a composite material. All other fascia may be aluminum. All fascias must be a minimum of 8 inches in height.
- Rainware should be limited on exposed elevations. Downspouts should take place on side and rear elevations of homes only. Rainware should match colour of soffit and fascia used on home.



5.5 Windows

- Casement, double-hung, and single-hung are appropriate window types and may be incorporated with non functional windows to create more elaborate window designs. Sliding windows in bedrooms will be acceptable, but still require decorative treatment.
- Muntin bars or SDL treatment will be required on the front elevation of each home.
- Skylights, if used, should be black in colour to match the roofing and should have a flat profile. Skylights should be incorporated on rear elevation and should not be visible from the street.

5.6 Roofing

The roof material for all homes is to be premium architectural asphalt shingles such as IKO Cambridge 30, recycled rubber composite shingles, or concrete tile in the slate profile with a dark colour. Other equivalents or upgrades may be approved but will be to the Architectural Committee's discretion. No wood shakes will be allowed. All roof stacks must be enclosed and/or finished to compliment the roof colour and exterior finish detail.

Dual Black or an equivalent will be the approved roofing colour when asphalt shingles are used.

Rainwater leaders and soffits shall match or compliment the approved trim colour.

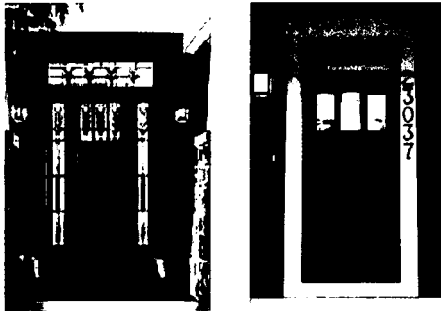
5.7 Roof Hardware

All roof hardware (vents, stacks, flashing, etc.) must be prefinished or painted to match the colour of the roofing material. **Unfinished galvanised flashing will not be permitted.**



5.8 Front Doors

- Front entry doors are to compliment the architectural style of the home.
- Entry doors are to have glazing and/or sidelights and/or transom windows.
- Single or double front entry doors are allowed. Double front entry doors will be approved at the discretion of the Architectural Committee.

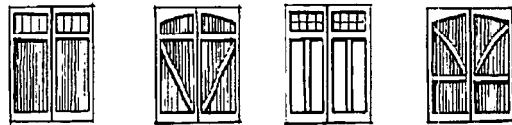


Sliding patio doors should not be located on front elevations.

5.9 Garage Doors

- Must be a traditional carriage or renaissance style with vertically proportioned panels and raised trim. This will give the appearance that the door has been constructed of wood.
- Are not to exceed 8 feet in height and 20 feet in width unless approved by the Architectural Committee.

- White garage doors will not be approved unless the trim colour on the home is approved as white.
- Additional space above the garage door to eaves line (more than 24 inches) will have to be justified and treated with an architectural feature.
- The same garage door style will not be permitted to be side by side, there must be at least one house of separation.



5.10 Railing

Acceptable railing materials include:

- Wrought Iron / Aluminum
- Glass panels (rear only)
- Wood railing in a decorative design may be approved on front verandas only and must compliment the design.



5.11 Driveways and Sidewalks

Exposed aggregate or stamped concrete will be the preferred driveway material.

Broom finish concrete driveways will be approved as long as a 24" border of exposed aggregate or stamped concrete is used.

All driveways are to have a joint 2.4 metres from the back of curb. This will reduce damage to driveways as a result of water valve maintenance.

Sidewalks leading up to the home from the driveway are to match the concrete that was used for the driveway.

Driveways must be at least 1.2 metres from the side property line. This may be relaxed for pied shaped lots at the discretion of the Architectural Committee.



5.12 Front Steps

Front steps, when constructed of concrete, should match the driveway and sidewalk. Decorative concrete is encouraged. Steps which have a combination of smooth concrete and exposed aggregate will also be approved.

Alternate materials may be approved for the front steps at the discretion of the Architectural Committee if the materials are high quality and compliment the design of the home.

5.13 Lighting

Exterior lighting will be required on the garage and front entry. Recessed pot lighting is encouraged; however decorative coach lamps will be acceptable.



6.0 Additional Requirements

Nothing herein contained shall be construed or implied as imposing on the Developer, its agents or employees, any liability in the event of non-compliance with or non-fulfillment of any of the terms, restrictions and benefits set forth herein and no liability or responsibility whatsoever shall be incurred by the Developer or the Architectural Committee in the performance or non-performance of their rights and obligations herein.

6.1 Recreation and Commercial Vehicles/Equipment

Recreational vehicles and commercial vehicles shall not be parked in front of a home for any reason other than loading and unloading. When RV's are parked on site they must be parked on the side of the home and be properly screened from the street. Wood screen fence is an acceptable screening mechanism, but may only be used alongside the house. RV parking will not be permitted within any rear yard.

6.2 Satellite Dishes

Satellite dishes are allowed provided the dish size does not exceed twenty-four (24") inches in diameter and the location of the dish is concealed to minimize visual impact.

7.0 Landscaping

7.1 Fencing

All fencing along rear property lines will be initially supplied and installed by the developer. All fencing provided pursuant to approved Town of Cochrane engineering drawings shall be

maintained as such by the homeowner. Fencing along the side property lines is optional and will be the homeowner's responsibility.

Fencing built on side property lines must match the rear yard developer fence specifications to which it is intersecting.

Side yard fencing is to terminate at the front entry of the home and will not be permitted in the front yard.

7.2 Front Yard Landscaping

It is the builder's responsibility to landscape the front yard of every home with sod and one tree as a minimum. If an alternative landscape design is preferred, it may be permitted at the discretion of the Architectural Committee. The front yard landscaping must be completed within two months of the completion of the home but is subject to seasonal constraints.

7.3 Fire Pits and Outdoor Fireplaces

Fire pits and outdoor fireplaces will be permitted in the rear yard only and are to follow the Town of Cochrane Bylaws.

8.0 Approval Process

8.1 Preliminary Review

To achieve the desired traditional look in Sunset Ridge, designers are encouraged to create preliminary renderings or sketches of home plans and elevations to the Architectural Committee for preliminary review to ensure that they are on the right track.



8.2 Formal Application Submission

Builders will have to submit their plans to the Architectural Committee for architectural review and confirmation of compliance with these architectural guidelines before they will be permitted to apply to the Town of Cochrane for a building permit. The Architectural Committee will require the following information submitted via www.archcontrol.com:

Completed Exterior Colour Form

Plot Plan (1:200 scale) showing the following:

- Lot size
- Building envelope
- Setbacks
- Lot coverage
- Easement and utility rights of way
- Property and house corner grades

Construction Drawings (1/4"=1'; 3/16"=1')

- Floor Plans
- Elevations
- Cross Section

8.3 Final Inspection

At the completion of the exterior of the home, the builder is to request in writing a final inspection from the Architectural Committee to ensure that the home is in compliance with the design guidelines and the approved home plans.



9.0 Construction Regulations

9.1 Material and Equipment Storage

- Builders will be allowed to store their materials and equipment on site during construction but may not store on any other home sites.
- Items stored will have to be stored in an organized and covered manor to ensure site cleanliness.
- Builders must ensure that they do not trespass or disturb any other properties.
- Cleaning of paint, solvents, stains, etc will not be permitted on site.
- Concrete trucks may not clean chutes anywhere on site.
- Storage will not be permitted on any road or sidewalk.

9.2 Use of Site

- Construction debris and waste must be contained on site each day and removed at the end of the project.
- Debris may not be burned, dumped, or buried anywhere on site at any time.
- Site damage (curbs, site furniture, sidewalks, roadways, vegetation) will be the charged to the responsible builder.
- Should a site not be maintained as these guidelines document, the developer reserves the right to rectify any deficiencies at the cost of the responsible builder.

9.3 Vehicles and Parking

Utility trailers, etc. may be parked on site for the time of construction only, at the risk of the builder.

9.4 Other Notes

- Vegetation material, top soil, or similar materials may not be dumped on site at any time.
- Changing oil on any equipment or vehicles is not permitted on site.
- Alcohol and drugs are not prohibited at any time on any building site.
- Erosion control will be the responsibility of the builder during construction.
- Builders are to ensure that sites are not access except via the provided entries.



10.0 Discretion

Notwithstanding anything else set out in these guidelines, the Architectural Committee may apply their respective judgements when considering and approving anything regulated or controlled by these guidelines. In so doing, the Architectural Committee may provide waivers or relaxations to any matter set out in these guidelines in their sole and absolute unfettered discretion.

10.1 No Right to Enforce

Only the Architectural Committee may enforce the guidelines. No purchaser of a lot in Sunset Ridge may enforce these guidelines.

10.2 Right to Amend

The Architectural Committee may from time to time amend these guidelines as it sees fit in its sole and absolute unfettered discretion.

10.3 No Trespassing

No person shall infringe upon, excavate on, destroy, paint, fill in, cut, remove or tamper with any lot in Sunset Ridge that is not their own. If done so Architectural Committee has full right to take legal action for relief of any violation.

11.0 Contacts

Developer

Sunset Properties Inc.
Suite 300, 1204 Kensington Rd NW
Calgary, Alberta T2N 3P5
Tel: 403.283.3556
Fax: 403.270.0538

Architectural Committee

The developer until otherwise established.



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