

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

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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, and **SUNSET PROPERTIES INC.**, of Edmonton, in the Province of Alberta (together the "Caveator"), each claim an interest under and by virtue of a Restrictive Covenant in writing, dated August 28, 2014, 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:

See Schedule "A" attached hereto.

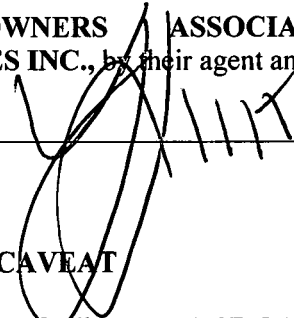
standing in the register in the name of **SUNSET PROPERTIES INC.**, and the Caveator forbids the registration of any person as transferee or owner of, or of any instrument affecting the said estate or interest, unless the instrument or Certificate of Title, as the case may be, is expressed to be subject 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 8th day of October, 2014.

S. R. HOMEOWNERS ASSOCIATION and
SUNSET PROPERTIES INC., by their agent and solicitor

VICTOR LIRETTE

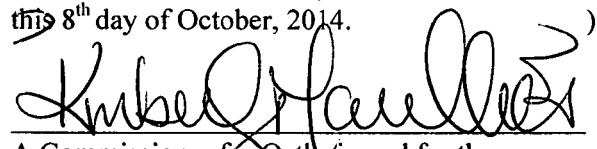


AFFIDAVIT IN SUPPORT OF CAVEAT

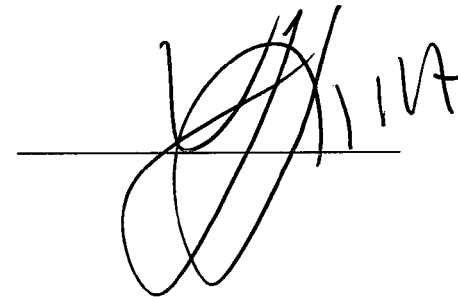
I, VICTOR LIRETTE, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY AS FOLLOWS:

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 8th day of October, 2014.)



A Commissioner for Oaths in and for the
Province of Alberta



KIMBERLY D. MARCELLUS
A Commissioner For Oaths
in and for the Province of Alberta
My Commission Expires July 18, 2016

SCHEDULE "A"

PLAN 141 2251
BLOCK 23
LOTS 62 TO 84 INCLUSIVE
EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 141 2251
BLOCK 24
LOTS 1 TO 12 INCLUSIVE
EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 141 2251
BLOCK 28
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS

1306535

THIS RESTRICTIVE COVENANT

MADE AS OF THIS 28th day of August, 2014.

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 900, 10310 Jasper Avenue
in the City of Edmonton, in the Province of Alberta, T5J 1Y8
(hereinafter called the "Grantee")

OF THE SECOND PART

RESTRICTIVE COVENANT

WHEREAS:

- a. 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.
- b. 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:

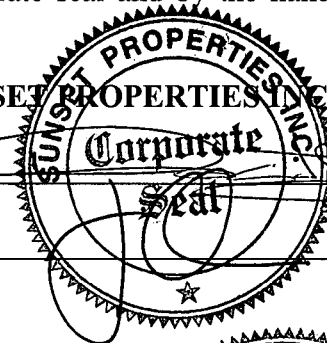
1. In this Restrictive Covenant, including the preamble, the following words and expressions shall have the meaning herein set forth:
 - a. "**Architectural Committee**" means a committee established by the Grantor/Grantee for so long as the Grantor/Grantee remains an Owner, and thereafter established 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 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” and as amended from time to time by the Architectural Committee;
 - 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”;

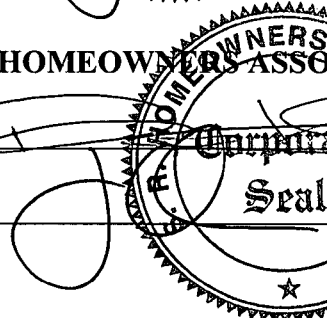
- f. The driveway width for all semi-detached dwellings with a front attached single garage will be limited to the width of the garage only.
 - g. Secondary/accessory suites are prohibited on all front drive semi-detached dwellings.
3. If any of the Restrictions herein or the application thereof to any 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. 141 2251, namely:

Block 23, Lots 62 to 84 inclusive

Block 24, Lots 1 to 12 inclusive

Block 28, Lot 1

SCHEDULE "B"

ARCHITECTURAL AND CONSTRUCTION GUIDELINES



PHASE 19
ARCHITECTURAL
GUIDELINES



June 2014



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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 19 of Sunset Ridge which consists of single detached homes and townhomes. 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.

To ensure that the built form remains true to the selected styles, the Architectural Committee has commissioned IBI Group to be the interim Architectural Coordinator for the community. IBI Group will review all home plans submitted by the builders for conformance of these guidelines. This responsibility will be assumed by the Architectural Committee once assigned by the Developer.

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 traditional architectural style to offer variety and flavour.

Architectural styles other than Craftsman and Arts and Crafts may be considered in Sunset Ridge Phase 19 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 Land Use Zoning

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

Sunset Ridge Phase 19 is comprised of R-1 and R-3 lots. All homes will be subject to 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. The land use breakdown is as follows:

SINGLE DETACHED HOMES

R-1	Block 23	Lots 62-93	Double Front Garage
	Block 24	Lots 1-12	Double Front Garage with rear lane
	Block 31	Lots 1-12	Double Front Garage with rear lane
<u>TOWNHOMES</u>			
R-3	Block 24		Laned
	Block 28	Lot 1	Laned
	Block 31		Laned
	Block 34		Laned
	Block 35		Laned

2.2 Zoning Regulations

All homes in Sunset Ridge Phase 19 will follow the regulations noted in the appropriate Land Use District in the Town of Cochrane Land Use Bylaw. For convenience the R-1, and R-3 sections of the Land Use Bylaw along with the General Regulations for Residential Districts can be found in Appendix C.

2.3 Minimum Home Sizes

The Developer has established the following minimum home sizes for Phase 19 of Sunset Ridge. This minimum floor area is for total floor area above grade and does not include attached garages or any basement floor area.

R-1 Zoning-Double Front Garage

Block 23	Lots 62-93, Block 24	Lots 1-12, Block 31	Lots 1-12
Two Storey:			1,600 ft²
Bungalow and Split Level:			1,200 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.



2.4 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 Coordinator.

2.5 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.

3.0 Siting

3.1 House Placement

Builders are required 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.

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.

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.



4.0 Architectural Design

4.1 Proposed Housing Product

The proposed housing product for Sunset Ridge Phase 19 will be Single Semi-Estate Family Homes with front attached garages, and Townhomes. To reduce the visual impact of the front attached garages builders will be asked to pay special attention to the form and finish of the garage so that it complements the character of the principle dwelling. Living space should be incorporated over the garages, and it is encouraged that the front entries of the homes be brought forward and shall be designed to emphasize the entrance as the focal point of the dwelling. Detailed carriage style garage doors will be required at minimum and real wood garage doors will be encouraged to create a distinctive streetscape.

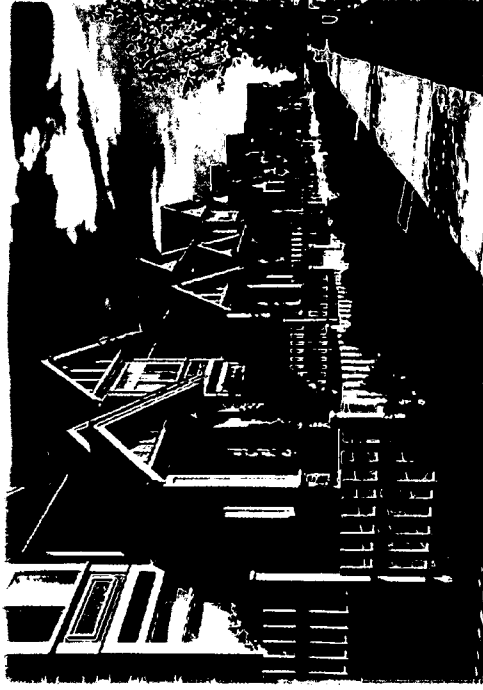
4.2 R-3 Special Requirements

Special attention is to be considered in the design of the R-3 Townhome product located on Sundown Road. These units will require front verandas sized in such a way as to provide for a meaningful outdoor amenity space for the resident.

Designers are required to add colour variation and diversity to each unit located in the row of townhomes. Uninterrupted, untreated facades will not be permitted. Variation in detail on facades and gables shall be incorporated into the design of the R3 product. Bold colour schemes and contrasting trim will be mandatory. Multiple rooflines shall be used to create articulation in the streetscape. Long straight rooflines and wall faces will not be considered.

Individual entrances should be emphasized through roof articulation, front porches and other treatments.

All townhomes will be required to have extensive articulation in the design and elevations. Long single rooflines and wall planes will not be permitted. Each unit in the townhome is to be modestly offset from the neighbouring unit to provide this articulation. Covered porches will be encouraged on each townhome unit to break up the massing of the front elevation.



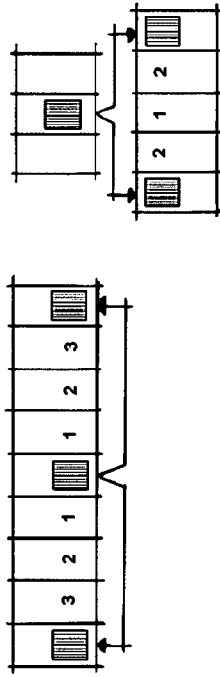
4.3 Architectural Theme

Craftsman and Arts and Crafts will be the preferred architectural style for Sunset Ridge Phase 19; however other styles may be approved at the discretion of the Architectural Coordinator. Please refer to section 4.6 "Architectural Style" for a detailed description of these styles.

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

4.4 Repetition

Single family home 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.

4.5 Building Form and Massing

R-1 Zoning (Front Attached Garages)

A minimum of a double front attached garage will be required on these lots. Triple car garages may be approved at the discretion of the architectural coordinator and must have at least one bay of the triple garage recessed or extended out 12" from the others. If the third bay of the garage is fully offset from the main body of the home, special attention must be paid to the roof design and massing in order to integrate the third garage bay into the overall appearance of the home. Attached triple car garages must be a natural extension of the design, massing and materials of the main dwelling.

In order to reduce the visual impact of front drive garages, 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. The maximum distance from the porch to garage face is 10 ft (3.05m). Deeper porches and roof lines that extend past the landing are highly encouraged to provide a better sense of enclosure over the entry.

The garage location is noted on the building grade plan and the subdivision marketing plan. Builders are required to use the garage location as shown unless otherwise approved by the developer. Triple car garages or extra wide double car garages shall not be permitted unless otherwise approved at the discretion of the architectural coordinator. 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.



4.5.1 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. Roof vents and plumbing stacks must be located away from the street view of the house where possible.

4.5.2 Corner Lots

Corner lots that side onto a street or open space will require substantial additional treatment. The side elevation shall 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.

- Lots that require this treatment:

Block 23 – Lots 62 and 98, Block 24 – Lots 1 and 12, Block 31 - Lots 1 and 13

4.5.3 Enhanced Porches

When the lots have extra width available to them, a wraparound porch or extended width porch shall be considered, unless otherwise approved at the discretion of the architectural coordinator. This is especially important on reverse pie shaped lots where the front is significantly wider than the rear of the lot, corner lots, and the larger 36' and 38' amenity lots. When provided, a wraparound porch should return at least 3' from the foundation corner, while an extended width porch must have a depth of at least 6'.

Wraparound porches are to be considered in the design on:

- Block 23 – Lots 62 and 98, Block 24 – Lots 1 and 12, Block 31 - Lots 1 and 13

An extended width porch is required for all other lots with extra width available to them. If an enhanced porch is not provided as per the standards in this section, the landing/porch off the principal entrance to the home will require additional architectural detailing.

4.5.4 Rear Elevations

All rear elevations will require some additional 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 where warranted.

Rear elevations that back onto open space will require the same level of detailing as the front elevation.

4.5.5 Exterior Decks and Patios

Railings will be required as per the Alberta Building Code. Front porches, landings and rear decks shall 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.

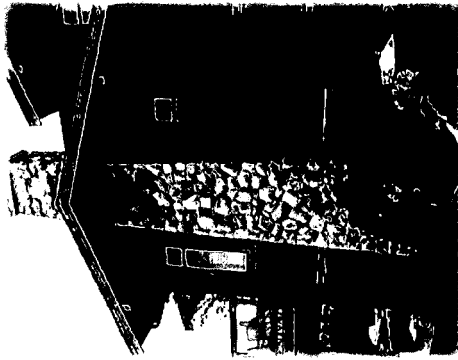




All walkout homes regardless if they are visible from the street or open space will require the decks with (12" x 12") built out columns to be shown on the plans and built at the time of construction of the home.

4.5.6 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.



4.5.7 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 Coordinator.



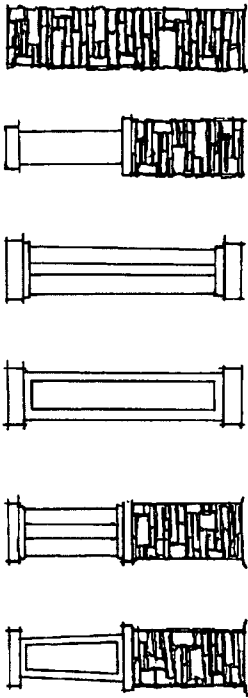
Retaining walls will be limited to a height of 4 feet (1.22 metres). All retaining structures must be within property lines. Any retaining wall exceeding 1.00 metre in height MUST be approved by a professional engineer and may require a development permit.

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



4.5.8 Columns

All columns must be boxed out in decorative material and be a minimum size of 12" x 12", they should show structural integrity and have a rich level of detailing to reflect the traditional style of the home. All porch columns must return to grade wherever possible.



4.5.9 Gable Treatment

All gables on front and side elevations facing a street, and rear elevations backing onto open space will require additional decorative detailing and an alternate material. Siding on its own will not be allowable on these gables. A horizontal batten separating the main wall and the gable is suggested, as shown below.



4.6 Architectural Style

4.6.1 Craftsman / Arts and Crafts

The preferred architectural styles for Phase 19 of Sunset Ridge will be Craftsman and Arts and Crafts. Other architectural styles may be permitted at the discretion of the Architectural Coordinator.

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.

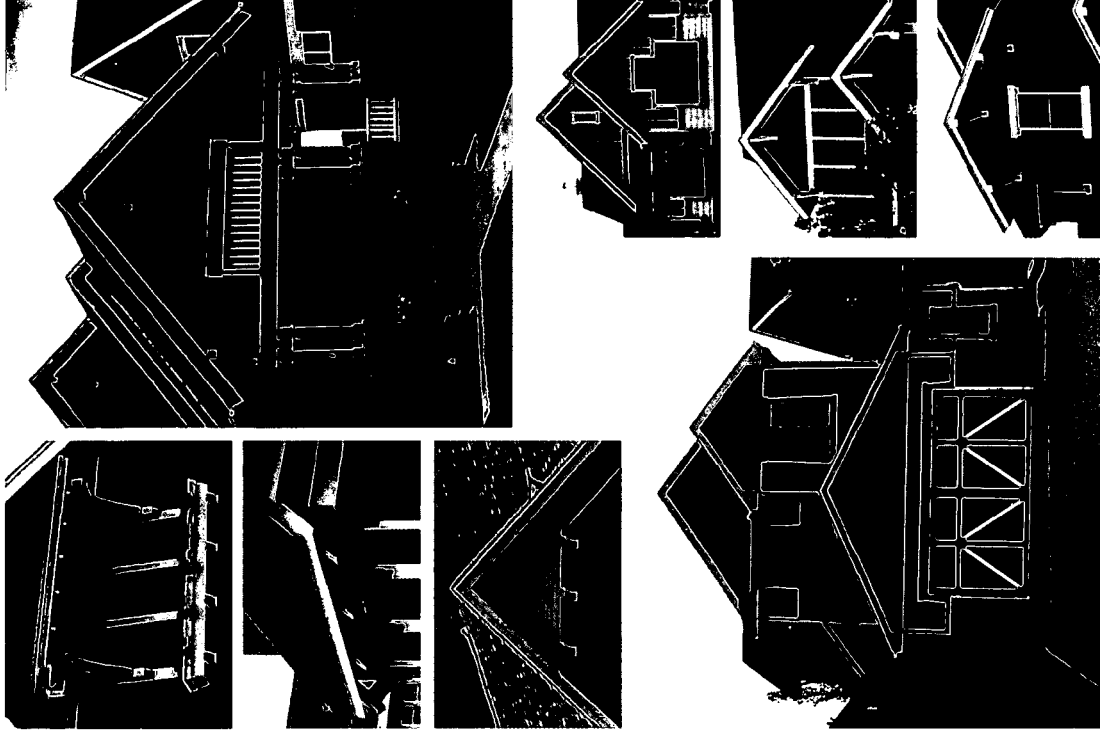
Siding and trim colours should be inspired by natural surroundings and should complement the natural materials used on the home. Masonry is essential for these styles and should only be used on the base to ground the home to add a presence of stability. Masonry heights may vary but the thickness should 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

R-1 Single Family Homes

- Composite siding is the required primary wall material. Smooth finish stucco may be permitted at the discretion of the Architectural Coordinator.
 - **Vinyl Siding will not be permitted**
- #### R-3 Townhomes
- Vinyl siding in a traditional lap profile in dark bold colours will be permitted. Composite siding is encouraged.

5.2 Secondary Wall Materials

- Secondary wall materials may include smooth composite panels, cedar shakes and composite shakes. Vinyl shakes may be approved at the discretion of the architectural coordinator on lots where vinyl siding is permitted. Vinyl shakes are to be in a straight cut profile. Other alternatives may be approved at the discretion of the Architectural Coordinator.
- Before submitting colours builders should review adjacent house colours to avoid repetition.

5.3 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 Coordinator. 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 Coordinator.

5.4 Masonry

The use of masonry is will be encouraged on all R-1 Single Family Homes and R-3 Townhomes in Sunset Ridge Phase 19 and should be used in portions reflecting structural integrity.

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

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. Only natural stone, manufactured stone and brick will be permitted as masonry materials will be encouraged on all homes in Sunset Ridge Phase 19 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. Only natural stone, manufactured stone and brick will be permitted as masonry materials.



5.5 Trim, Fascia and Soffits

Modern trim materials used in a traditional manner will assist the homes in Sunset Ridge Phase 19 to appear traditional and timeless. Designers are asked to put a great deal of effort into the trim detailing.

- Trim around window and door openings will be required on the front and rear elevations of all homes, including the side elevations of corner lots and lots located beside public open spaces.
- Trim material shall be Smartboard or equivalent. Smooth finish acrylic stucco battens will also be acceptable.
- When composite or vinyl 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 fascias 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.

5.6 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.
- Semi-detached and townhouse units shall have coordinated window placement.
- 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.

5.7 Roofing

The roof material for all homes in Phase 19 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 Coordinator'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.

5.8 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.**

5.9 Front Porches

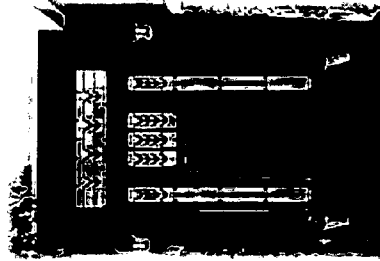
All homes shall incorporate a front porch into their designs to integrate with the streetscape and must be maximized in size and length to provide a more pedestrian friendly environment. The use of a porch on front attached garage homes will also help reduce the distance from the garage face to the front entry. To ensure the functionality and correct massing a minimum depth of 6 feet will be required for all porches. If a design is submitted that does not have a full front porch but has adequate detail and massing it may be accepted at the discretion of the Architectural Coordinator.

The underside of the porch is to be screened in an appropriate and complementary material so that the underside of the

porch is not visible. Lattice will not be permitted. Stone, brick, panelling, board and batten or shake are permitted as skirting materials.

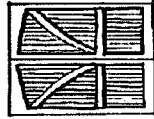
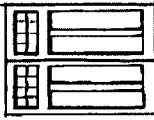
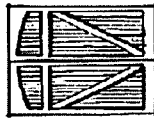
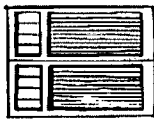
5.10 Front Doors

- 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 Design Coordinator.
- Sliding patio doors shall not be located on front elevations.



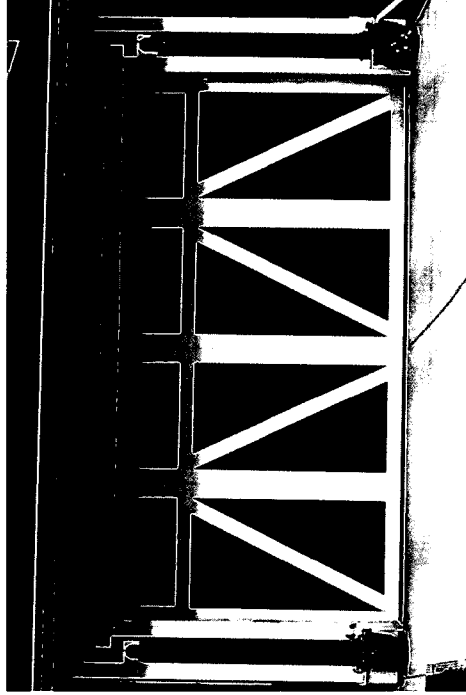
5.11 Garage Doors

- Garage doors are to be as unobtrusive as possible so they do not dominate the façade of the building and shall be designed to complement the character of the dwelling.
- 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. **Panelled steel garage doors may be used for detached garages that back onto a lane.**
- Are not to exceed 8 feet in height and 20 feet in width unless approved by the Design Coordinator.



- 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.
- All garage doors are to be painted in a similar manner to the panelling on the home. The background of the door is to be painted the panel colour and the batten in the contrasting trim colour.

- To further enhance the front facade of the homes, it is recommended that all garage doors include glazing panels in a design that suits the home's exterior and the garage door style. **Glazing panels will be required on all doors that exceed 7 feet in height.** They will also be required on all homes that do not include masonry



5.12 Railing

Acceptable railing materials include:

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



force in perpetuity unless otherwise authorized by the Developer.

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 Coordinator.

5.14 Front Steps

Front steps, when constructed of concrete, shall 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 Coordinator if the materials are high quality and compliment the design of the home.

5.15 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 Coordinator in the performance or non-performance of their rights and obligations herein.



5.13 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.

The width of all front driveways shall not exceed the width of the garage face. In no instance shall front yard landscaping be removed and replaced with hard surface such as poured concrete, paving stones, asphalt, concrete blocks, decorative concrete, etc. The approved plot plan showing the extent and dimension of the front driveway shall remain valid and in



7.2 Front Yard Landscaping

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 shall conform to the Cochrane Land Use Bylaw.

Fencing along the rear property lines will be supplied and installed by the developer for all laneless lots. Fencing along the side property lines on laneless lots is optional and will be the homeowner's responsibility as well as 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.

See Appendix B for fencing specifications

The front yard landscaping must be completed within four 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 Design Coordinators for preliminary review to ensure that they are on the right track.

Builders of the R3 product are required to attend a pre-application meeting prior to a development permit authorization letter being issued. Material required as part of this pre-application include:

- Site Plan
- Grading Plan
- Landscape Plan
- Building Elevation



8.2 Formal Application Submission

Builders will have to submit their plans to the Architectural Coordinator 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 design coordinator 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

Builders must ensure all customer names are removed from their drawings before Architectural Submission.

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 Coordinator to ensure that the home is in compliance with the design guidelines and the approved home plans.

8.4 Schedule of Applicable Fees

The fee for first Architectural Approval and Pre Approval will be paid by the Developer.

Fees which will be applied to the process of Architectural Approvals, Change Requests and consultations:

- Change Requests\$75.00
- Secondary Architectural Approval\$400.00

Fee for consultation:

- Senior AT\$170.00
- Intermediate AT\$85.00

