

**PROJECT NAME: Lake Vista – Phase 2A
Martensville**

ARCHITECTURAL CONTROLS

Initials _____

1. **Square Footage minimum requirements for above-grade floor area:**

	Block 204 (Lots 21-37) Block 205 (Lots 33-40) Block 207 (Lots 1-15)
Bungalow	1,000 sq. ft.
Bi-level	1,000 sq. ft.
Split-level	1,000 sq. ft.
Two-storey	1,200 sq. ft.

2. **Garage requirements:**

- All dwellings must be constructed with a front drive attached garage
 - Block 204 (Lots 21-37) and Block 207 (Lots 1-7) minimum two car and located on the predetermined locations.
 - Block 207 (Lots 8-15) and Block 205 (Lots 33-40) minimum one car and located on the predetermined locations.
- The garage must be constructed at the same time as the dwelling is built.
- All lots where a front garage is required shall have a minimum set back of 6 meters.

3. **Exterior Finish minimum requirements:**

EXTERIOR FINISH	Block 204 (Lots 21-37) Block 205 (Lots 33-40) Block 207 (Lots 1-15)
<u>Vinyl Siding</u> - Full Wrap - Trim on all outside corners	YES
<u>Fibrous Cement Siding</u> - Full Wrap - Trim on all outside corners	YES
<u>Stucco</u> - Full Wrap	YES
FRONT ELEVATION must include, depending on location:	
<u>Vinyl Siding</u> - Trim around all front windows, entrance and garage doors	YES
<u>Fibrous Cement Siding</u> - Trim around all front windows, entrance and garage doors - <u>At least</u> one other type of fibrous cement product other than standard plank (eg shingles, smooth finish with button, etc.)	YES
<u>Stucco</u> - Stuccoed projections around all front windows, entrance and garage doors	YES
MASONRY ACCENTS – brick, stone, shale in stacked application, or stone tile, returned 24” around corners	
<u>Minimum</u> , depending on location:	100 sq. ft.
Referring to #5 & #6 following, suitability and approval of exterior finish may be influenced by the proposed plan.	

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- _____ 4. **Roof minimum requirements:**
- 6/12 roof pitch
 - 2 foot eaves
- _____ 5. Houses on corner lots and those abutting parks or backing onto public spaces, require special design consideration. Elevations at these locations must avoid expanses of blank or flat vertical wall space and incorporate attention to detailing consistent with the front elevation.
- _____ 6. **Approval & Compliance requirements:**
- All plans, including exterior finish specifications, must be approved by 101056449 Saskatchewan Ltd. **prior to:**
 - issuance of a Building Permit by the City of Martensville
 - commencement of construction.
 - The purchaser will pay all costs resulting from
 - failure to obtain approval, or
 - non-compliance by the purchaser in building the approved plan.
- 101056449 Saskatchewan Ltd. shall have the sole discretion as to the interpretation and enforcement of the Architectural Guidelines.**
- _____ 7. **Lot Grading requirements:**
- The purchaser shall at no time alter the designed rough grade elevations of the lot, or any easements within the lot, without the prior written permission of the Vendor. All finished grading completed by the purchaser shall be in accordance with the drainage pattern established by the municipality or by the Consultant for the Vendor engaged for that purpose. The Purchaser further agrees that if it does not do so, it will pay the Vendor on receipt of invoice, for the cost of all such grading which the Vendor shall do, or of any retaining wall which it shall construct in lieu thereof, and of any other such action taken by the Vendor to remedy any non-compliance with such plan.
 - Any earth to be removed from the lands as a result of grading or excavation shall be removed by the Purchaser at its own expense.
- _____ 8. **Rear Yard Fencing - Lots 29-37, Block 204:**
- The Purchaser understands and agrees that
 - 101056449 Saskatchewan Ltd. will install a continuous fence within, and along the rear property line of the subject lots, of a style, color and at a future date to be determined at the discretion of 101056449 Saskatchewan Ltd.
 - 101056449 Saskatchewan Ltd. and/or its designated sub-trades and suppliers will have access to the purchased lots as required to erect the subject fencing.
 - No fencing or other improvements shall be erected or installed by the Purchaser at the rear of the lot until installation of continuous fencing as described herein is complete, and that any such improvements may be removed at the cost of the Purchaser by 101056449 Saskatchewan Ltd. if / as required to effect installation of continuous fencing as described herein.
 - No modifications to the rear fence are permissible.
- _____ 9. **Performance requirements:**
- Within one (1) year of the date on which the Building Permit is issued, the dwelling must be completed to the extent that:
 - all windows and doors are installed
 - the roof is fully shingled
 - exterior finishes are complete

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ACKNOWLEDGED & AGREED:

Date

Witness

Purchaser Signature