

**PROJECT NAME: Lake Vista – Phase 4
Martensville**

ARCHITECTURAL CONTROLS

Initials

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

	Block 213 (Lots 18-36) Block 209 (Lots 1-29)
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:**

- On Lots 2-15, 18-28 Block 209 a poured concrete garage pad adjacent to the rear land, 20'x20' (width may be adjusted based on utility location), must be provided concurrent with the house construction, and located in the pre-determined locations.
- On Lots 19-35, Block 213 a poured concrete garage pad adjacent to the rear land, 20'x20' (width may be adjusted based on utility location), must be provided concurrent with the house construction, and located in the pre-determined locations.
- Corner lots in Block 209 and Block 213 shall be required to construct the rear garage, 20'x20' (width may be adjusted based on utility location) at the same time as the dwelling, and located in the pre-determined locations.
- On Lots 1-29 Block 209 and Lots 18-36 Block 213 parking shall not be permitted in the front yard and no vehicular access to the lot shall be permitted from the front street.

_____ 3. **Exterior Finish minimum requirements:**

EXTERIOR FINISH	Block 213 (Lots 18-36) Block 209 (Lots 1-29)
<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
FRONT ELEVATION must include, depending on location:	
<u>Vinyl Siding</u> - Trim around all front windows and entrance doors	YES
<u>Fibrous Cement Siding</u> - Trim around all front windows and entrance doors - <u>At least</u> one other type of fibrous cement product other than standard plank (eg shingles, smooth finish with button, etc.)	YES
MASONRY ACCENTS – brick, stone, shale in stacked application, or stone tile, returned 24" around corners	
Minimum, depending on location:	100 sq. ft.
Referring to #5 & #6 following, suitability and approval of exterior finish may be influenced by the proposed plan.	

**PROJECT NAME: Lake Vista – Phase 4
Martensville**

- _____ 4. **Roof minimum requirements:**
- 5/12 roof pitch
 - 18" 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. **NOTE: Corner lots in Block 209 and Block 213 shall be required to construct the rear garage at the same time as the dwelling.**
- _____ 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. **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

ACKNOWLEDGED & AGREED:

_____ Date

_____ Witness

_____ Purchaser Signature