

SCHEDULE B – ARCHITECTURAL GUIDELINES & CONTROLS

For Phases 6, 7, 8, 9 & 10

INTRODUCTION

The intent of these guidelines is to provide the framework for an attractive community environment by outlining the opportunities and constraints of building. These guidelines are the general standard of development in the Subdivision. A pleasant visual appearance is achieved by ensuring compatibility among homes and integration of the community into the natural landscape. Each dwelling should be somewhat distinct, and the transition from one house to another should be gradual, to avoid sudden changes in height, form and exterior finish.

It is the responsibility of the purchaser to ensure compliance with all statutory regulations, by-laws, building codes, restrictions or other regulations of municipal, provincial and/or federal authorities. Conformity with these guidelines does not supersede the required approval process of the City of Edmonton.

The Developer shall reserve the right to accept, reject, or require modification of any plans for any reason if, in his judgement, the Developer believes that the proposed plans contravenes the intent of this policy. The enforcement, administration and interpretation of these guidelines shall be at the discretion of Qualico or its' designated consultant. The unfettered application of these guidelines shall be without notice or precedent. These guidelines may be altered, amended or varied by the Developer at its' sole and absolute discretion, and without any prior notice.

ARCHITECTURAL APPROVAL PROCESS

Builders are to submit color reservations and design submissions using Lotworks.

Construction will not be allowed to commence until written approval is given by Qualico. Stakeouts will be authorized by Qualico upon architectural approval. Decisions regarding the conformance of house plans or interpretations of the architectural guidelines are strictly the right of Qualico. In certain situations, Qualico may, at its sole discretion, approve house plans that vary from the above architectural guidelines.

LANDSCAPING DEPOSITS AND RETURN PROCEDURE

- A \$2,500.00 landscaping deposit, per lot, must be paid by the Builder to the Developer at time of lot payout to ensure landscaping compliance on all lots excluding Townhomes
- Upon completion of the front yard landscaping in accordance with the requirements as outlined above, the Builder shall make a Landscaping Inspection Request through Lotworks, attaching a copy of letter from municipality stating compliance with Drainage Bylaws and Lot Grading Guidelines
- Upon approval of the landscaping by Qualico, the \$2,500.00 landscaping deposit will be refunded to the Builder
- If landscaping has not passed within 3 years of the approved rough grade certificate, the landscaping deposit will be forfeited

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DAMAGE DEPOSITS AND RETURN PROCEDURE

- Exclusive Showhome Builders must provide a \$15,000.00 damage/security deposit to the Developer by way of Letter of Credit, regardless of the number of lots purchased. The deposit will be held until all of the following conditions are met:
 - All houses are complete and conform to these guidelines and the approved plan
 - A letter from the City of Edmonton stating that the Certificate of As-Built Grades is in compliance with the Drainage Bylaws and Lot Grading Guidelines
 - Water valve is exposed and marked
 - Sidewalks, street, gutters and curbs are in clean condition
 - There is no damage to the municipal improvements, or the cost to repair the damages has been assessed and all damage invoices are paid in full
 - All relevant FAC's have been issued by the municipality

Upon completion of the home the Builder is to submit the Final Inspection via Lotworks. A copy of letter from municipality stating compliance with Drainage Bylaws and Lot Grading Guidelines must be attached to the submission

DESIGN CHANGES

A Design Change (any change to an approved architectural submission), will require a \$250.00 re-submission fee **per lot**. The cheque is payable to Qualico Developments West Ltd. at time of submission. This will be at Qualico's' discretion.

ACCESSORY BUILDINGS

Where visible from a public adjacency, accessory buildings should be consistent in style, finish and color with the house.

EXCAVATED MATERIAL

No material removed from the lot shall be placed on any adjacent land or any land belonging to the Developer. The Purchaser is responsible for the disposal of surplus material.

SIGNAGE

No other signage other than a name and phone number will be permitted by non-Showhome Builders. Violators' signs will be removed at their expense.

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SITING AND LOT GRADING

Siting should reflect careful consideration of lot characteristics, relationship and orientation. Building mass, siting and style may be adjusted on a lot to lot basis to enhance the streetscape.

Lot grading must be in strict conformance with and adhere to the approved grading plan for the subdivision and to comply with the City of Edmonton standards and the approved Area Grading Plan. For lots with a more dramatic change in terrain such as walk-out basement lots, there may be a requirement for special terracing and/or retaining walls. The purchaser shall be responsible for the design, construction and cost of such retaining structures and must ensure design grades and lot drainage are not compromised. Natural elements such as rock and wood are preferred for construction of retaining structures.

All plot plans are to be prepared and the staking of the approved home will be carried out by Pals Geomatics Corp. It is the responsibility of the Builder, after the sub-grading is complete, and it is the responsibility of the Homeowner; after the final topsoil grading is complete, to provide Qualico with an approved Rough Grading Certificate from the City of Edmonton that certifies compliance with the approved Area Grading Plan.

CORNER LOTS & HIGH VISIBILITY SIDE ELEVATIONS

- Flanking side elevations on corner lots or those flanking a PUL or park must have full treatment, reflecting appropriate wall heights, window placement and detailing consistent with the front elevation
- **Rooflines are to extend along the length of home. In the case of cantilevers, the rooflines must be consistent with front elevation**
- Bungalows will be reviewed individually

HIGH VISIBLY REAR ELEVATION

- Highly visible rear elevations such as those backing collector roads, parks, school sites, trails etc. will require trim consistent with the front elevation, with 6" trim surrounds being the minimum for **all** doors and windows
- Corner lots that back onto a lane will require trim consistent with the front elevation, with 6" trim surrounds being the minimum for doors and windows
- If a deck is indicated on the drawings or plot plan for a lot considered highly visible, then the deck must be constructed concurrently with home

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WALKOUT BASEMENTS

Lots designated as a walkout or partial walkout will require the siting of a model suited to these lots. Design treatment on rear elevation is to be consistent with the front elevation. Walkout basement designs must avoid a three-storey appearance. Variation in wall planes, dormers, decks, roof lines and/or details of substantial proportions are some of the architectural treatments that can be applied. The distance from grade to the first substantial eave line will not exceed 20'.

Decks on walkout or partial walkout lots backing onto a park or Storm Water Management Facility must be constructed concurrently with the home. Posts are to be consistent in size to the front elevation and are to be clad in either crezon/smartboard or stone. All exposed beams will also be clad in either crezon/smartboard.

Should a Builder decide to force a walkout or partial walkout on a lot not designated as such, the same requirements for rear detail and deck will be applied as noted above. All costs associated with or a result of forcing the walkout or partial will be the sole responsibility of the Builder.

IDENTICAL ELEVATIONS

Houses with identical or similar elevations will require a minimum of five (5) substantial modifications as listed in the tables below. Please use the View Neighbour Report in Lotworks to view all lots that relate to each other. **For lots located in a "bulb", cul de sac "eyebrow", no same elevations will be permitted.**

House Style	Lot Separation Requirement															
Single Family – Front Garage	<table><tr><td>X</td><td>A</td><td>B</td><td>C</td><td>X</td></tr><tr><td colspan="5">ROAD</td></tr><tr><td>B</td><td>C</td><td>X</td><td>A</td><td>B</td></tr></table>	X	A	B	C	X	ROAD					B	C	X	A	B
X		A	B	C	X											
ROAD																
B		C	X	A	B											
Single Family Executive - Front Garage																
Single Family Zero Lot Line – Front Garage																
Single Family Zero Lot Line – Rear Lane																

<ul style="list-style-type: none"> Primary cladding material (vinyl vs. stucco) Front door style Vertical siding / shakes / board & batten / crezon panels Roof lines (main or garage & entry) Brick / stone Gables Garage door (full top row glass panels vs. no glass panels) Post / pillar details (finish / shape) Location of window(s) 	
Any two (2) of the following will count as a single modification	
<ul style="list-style-type: none"> Brackets Vertical trim / battens Louvers or False Windows Window grills 	<ul style="list-style-type: none"> Garage door battens Window trim style (flat / sill) Keystones (minimum 2) Shutters

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COLOR SEPARATION

- Cladding, Fascia & Eaves and Stone colors will require a two-lot separation (**XABX**) and may not be used on lots across the street. Trim, Shake, B & B, Panel etc. will require a one lot separation (**XAX**) and may not be used on lots across the street. Please consult the View Neighbour Report in Lotworks to view all lots that relate to each other

Restrictions for Primary Cladding, Fascia & Eaves and Stone

A	B	X	A	B	X
Road					
X	A	B	X	A	B

Restrictions for Trim, Shakes, B & B, Panel etc.

A	X	A
Road		
X	A	X

- For lots located in a “bulb”, cul de sac or “eyebrow”, **no same primary wall cladding color** will be permitted while a two-lot separation will still be required for fascia & eaves, trim, brick and stone colors

HOUSE SIZES

House Styles	House Size
Single Family – Front Garage	Within 4’ of building pocket
Single Family Executive - Front Garage	Minimum 32’ wide and have a minimum of 6’ excluding garage visible from the street
Single Family Zero Lot Line - Front Garage	Minimum 20’
Single Family Zero Lot Line – Rear Lane	-

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ROOFING & ROOF LINES

- A 30-year warranty is the minimum allowed roofing material for all lots in one of the following colors:
 - IKO – Charcoal Grey or Dual Black or Harvard Slate or Weatherwood
 - BP – Beachwood or Brown Stone or Slate Black or Twilight Grey
- All metal flues/chimneys must be contained in a corbelled chase and finished in a style consistent with the home design
- Bays, boxouts and cantilevers on visible elevations (front, corner & perimeter) must include their own roof line with a minimum 12" overhang

House Style	Pitch	Overhang (minimum)
Single Family Zero Lot Line Front Garage & Rear Lane: Prairie/Prairie Modern Style	4/12 (maximum)	30" front to back 12" side to side
Single Family – Front Garage & Single Family Executive – Front Garage: Prairie/Prairie Modern Style		30" front to back 24" side to side
Single Family Zero Lot Line Front Garage & Rear Lane: Contemporary	4/12	30" front to back 12" side to side
	5/12-8/12	24" front to back 12" side to side
	9/12+	Will be reviewed individually
Single Family – Front Garage & Single Family Executive – Front Garage: Contemporary	4/12	30" front to back 24" side to side
	5/12-8/12	24"
	9/12	Will be reviewed individually
Single Family Zero Lot Line Front Garage & Rear Lane: Craftsman Style	6/12 (main roof) & 7/12 (front gable)	24" front to back 12" side to side
Single Family – Front Garage & Single Family Executive – Front Garage: Craftsman Style		24"
Single Family – Front Garage & Single Family Executive – Front Garage: Farmhouse	7/12 (main roof) 4/12 (veranda roof)	12" front to back 6" side to side
Single Family – Front Garage & Single Family Executive – Front Garage: Urban Farmhouse	8/12 (main roof) 4/12 (veranda roof)	Preference given to no overhangs – not to exceed 6"
Notes:		
Bungalows will be reviewed individually.		
Other styles may be considered if it can be demonstrated that they fit within the overall theme. This will be at Qualico's discretion.		

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GARAGES, PARKING PAD, DRIVEWAYS & WALKWAYS

SINGLE FAMILY – FRONT GARAGE

- All homes must be provided with a minimum double attached garage, constructed concurrently with the home and located in accordance with the driveway location plan. Triple car garages will not be permitted
- Driveways and front walks are to be poured concrete, paving stone or an approved equivalent
- For Driveway widths are controlled and are not permitted to exceed the noted widths in the table below

Pocket	Maximum Driveway Width
30'	26'
28'	24'
26'	22'

- The design style will determine the style of the garage door(s), see individual design styles for garage door style and color requirements

SINGLE FAMILY EXECUTIVE - FRONT GARAGE

- Driveways are to be organic in shape and shown on the plot plan. An exception may be given if the house is contemporary in style. Maximum driveway width is 30'
- Driveways and front walks are to be poured concrete, paving stone or an approved equivalent. **Actual finish is to be shown on the submitted drawing**
- All homes must be provided with a **minimum triple attached garage**, constructed concurrently with the home and located in accordance with the garage location plan
- Overhead doors are to be treated as an architectural feature and must complement the house in both style and color. See individual design styles for garage door style and color requirements. White garage doors are strongly discouraged and will be reviewed independently

SINGLE FAMILY ZERO LOT LINE - FRONT GARAGE

- Driveways and front walks are to be poured concrete, paving stone or an approved equivalent
- All homes are to have a minimum single car garage
- The design style will determine the style of the garage door(s), see individual design styles for garage door style and color requirements

SINGLE FAMILY ZERO LOT LINE – REAR LANE

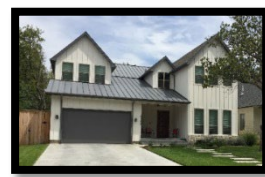
- All homes must be provided with a minimum 18' wide poured concrete garage pad, poured in place, constructed concurrently with the home
- All homes must be provided with a power outlet at the garage pad
- The approach to the garage pad from the lane must be paved with concrete
- Front walkways are to be poured concrete, paving stone or an approved equivalent
- Detached garages are to be consistent in style, finish and color with the design of the home, including pitch, overhangs and trim
- The design style will determine the style of the garage door(s), see individual design styles for garage door style and color requirements

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DESIGN STYLES and REQUIREMENTS

The design styles that are featured in Uplands at Riverview are limited to Farmhouse, Urban Farmhouse, Prairie, Prairie Modern, Contemporary and Craftsman. To help identify characteristics unique to these styles, we have listed common elements along with architectural details required per design style. Information has also been provided regarding permitted colors and stone/brick options.

Farmhouse



Urban Farmhouse



Prairie



Prairie Modern



Contemporary



Craftsman



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FARMHOUSE



Farmhouse style is warm, cozy, relaxing, and full of charm and character. That said, farmhouse style is surprisingly savvy; there needs to be a balance of old and new. Lines are to be clean, stylish and warm hearted. Most importantly, it needs to be in tune with nature.

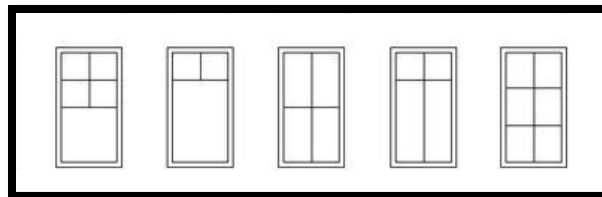
Farmhouse style homes will incorporate the following details:

DETAILS & REQUIREMENTS

- All homes will need to feature a steep gable with a minimum pitch of 7/12 with detailing under the eaves such as exposed rafter tails, beams or oversized brackets. Overhangs are not to exceed 12"
- A covered front entry is mandatory with a roof pitch of no more than 4/12, with detailing under the eaves. Minimum porch or veranda depth is 5', while square footage will vary depending on the product type; 50 ft² for Single Family – Front Garage, 60 ft² for Single Family Executive – Front Garage, Single Family Zero Lot Line - Rear Lane and 25 ft² for Single Family Zero Lot Line – Front Garage
- Maximum parging on front or high visibility locations is 12"
- Maximum 3 rise, no railings on front verandas. Any additional risers will be required to be in the front walkway or inside the entrance

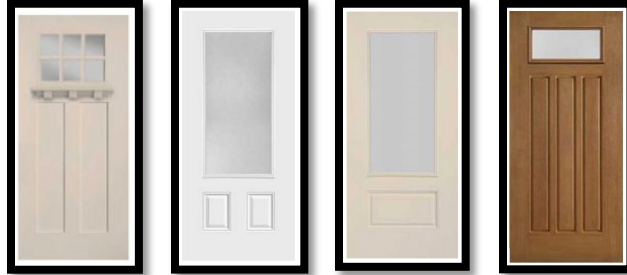


- Approved window grill patterns are shown below

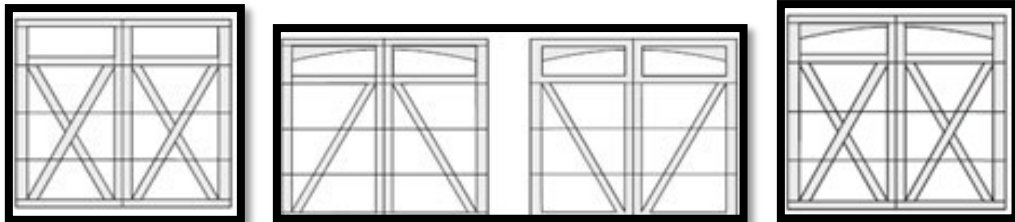


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- The front door is an integral part of this design style and must have glass. Glass is to be either upper third or upper two thirds (no half glass). Doors are to be either painted or stained natural wood color or a bold and vibrant color. White front doors will only be permitted on white houses or on a deep colored house if trim is white. Front doors are to be visible from the street



- Garage doors are limited to styles that promote the "Farmhouse" look. White garage doors will only be permitted on a white house or on a deep colored house if trim is white. Otherwise, doors are to be painted or stained in a natural wood like color, which is the same as the post or column color



- Flat paneled doors will only be permitted if oversized metal hinges and hardware are used on the door(s). Detailing must be shown on the drawings



- Fascia and eaves are to be the same color with 8" being the minimum acceptable size
- Window trim is to be either 6" surround or 8" top and bottom extended 2" either side
- Post are to be clean and simple with no detailing other than a possible bracket. Tapered post not permitted. Maximum post size 8" x 8". If house is a light color, then post may be painted to match. Houses that are a dark color are to have posts that are either stained a natural wood color or painted a wood like that matches the garage door color
- Other details that can be utilized are shutters (must be logical and not just one pair), false window boxes, oversized rectangular louvers in gables
- An element of either Vertical siding or Board and Batten that runs from under the eaves to the ground will be required on all houses while Shakes are not permitted

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- No more than two colors are to be used on the house (fascia & eaves and trim are to be the same color). Will permit all white or linen houses including fascia & eaves and trim. Dark colored fascia & eaves and trim will be permitted on White, Linen, Sterling, Estate Gray or Pearl cladded houses. Deep colored houses will require light colored fascia & eaves and trim (white, linen, cashmere, light grey)

Color Options for Farmhouse Style Homes

Aluminum

Royal: White, Linen, Cashmere, Grey, *Black, *Commercial Brown, *Ironstone

Mitten: White, Bone, **Burgundy, *Black, Grey, *Tile Red, *Forest Green, *Pacific Blue, *Old World Blue, *Aztec, *Iron Ore

Gentek: White, Cashmere, *Commercial Brown, *Forest Green, *Black, *Iron Ore

*** Can only be used on White or Linen colored houses ** used with Bone only**

Vinyl Colors

Royal: White, Linen, Sterling, Midnight Surf, Heritage Blue, Wedgewood, Marine Blue, Storm, Redwood, Ironstone, Granite, **Estate Grey – not available in Vertical

Mitten: Frost, Bone, Satin Grey, Indigo, Regatta Blue, Annapolis Blue, Sapphire Blue, Gunmetal Grey, Rockaway Grey, Richmond Red, Lighthouse Red

Gentek: Snow White, Linen, Pearl, Midnight Surf, Coastal Blue, Rockwell Blue, Marine Dusk, Majestic Brick Iron Ore, Windswept Smoke

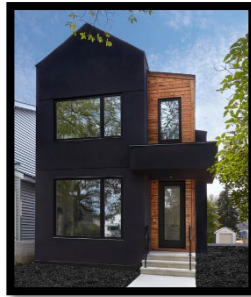
- If stone is used it is to be used along the base of the house and is not to exceed 18" in height and must run the complete width of the house. The permitted stone styles and colors are noted in table below

Stone Selection for Farmhouse Style Homes

Manufacturer	Stone Colors		
Boral Cultured Stone			
Dressed Fieldstone:	Aspen	Chardonnay	Wolf Creek
Old Country Fieldstone:	Chardonnay		
River Rock:	Earth Blend	Lake Tahoe	Lakeshore
IXL / Eldorado			
Country Rubble	Capri	Cognac	Polermo
Fieldledge:	Andante	Meseta	
Hillstone:	Lucera	Verona	
River Rock:	Colorado	Rio Grande	
Shadow Rock:	Bronze	Chesapeake	Teton
TimberStone			
Rubble	Aspen	Bucks County	Chardonnay
River Rock:	Beartooth	Cedar Creek	
Tuscan Ledge:	Absaroka	Aspen	Chardonnay
Weatherface:	Mississippi Bluff	Wild Hickory	Wisconsin Blend

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URBAN FARMHOUSE



Urban Farmhouse adds a sleek urban finish to the classic Farmhouse style while still keeping a relax feel with character. That said, farmhouse style is surprisingly savvy; there needs to be a balance of old and new. It should be clean, stylish and warm hearted. Most importantly, it needs to be in tune with nature.

Urban Farmhouse style houses will incorporate the following details:

DETAILS & REQUIREMENTS

- All homes will need to feature a steep gable with a minimum pitch of 8/12
- Overhangs are not required but are not to exceed 6"
- A covered front entry is mandatory with a roof pitch of no more than 4/12, with detailing under the eaves. Minimum porch or veranda depth is 5', while square footage will vary depending on the product type; 50 ft² for Single Family – Front Garage, 60 ft² for Single Family Executive – Front Garage, Single Family Zero Lot Line - Rear Lane and 25 ft² for Single Family Zero Lot Line – Front Garage
- Maximum parging on front or high visibility locations is 12"
- Maximum 3 rise, no railings on front verandas. Any additional risers will be required to be in the front walkway or inside the entrance
- Windows are to be large and either grouped together or stacked, window grills will not be permitted

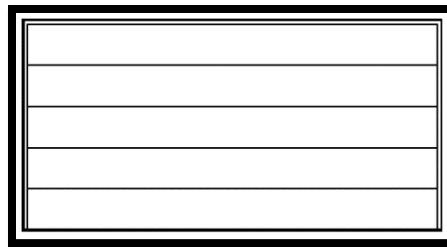


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- The front door is an integral part of this design style and must have glass. Doors are to be either painted or stained a natural wood color if not actual wood. If there is a wood like cladding used on the house the front door is to match. Front doors are to be visible from the street



- Only flat paneled garage doors will be permitted. Doors are to be painted to match either the wood like cladding used on the house or to match the front door color. Clear or opaque glass panels may be used but are to run in a diagonal pattern

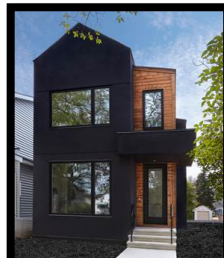


- Fascia and eaves are to be the same color with 8" being the minimum size acceptable and are to blend in or match with the primary cladding color with the exception of white or linen houses in which case the fascia & eaves may be dark and considered the second color
- No trim is to be used on windows or doors, while window frames are to be dark in color
- Posts are to be clean and simple with no detailing, including collars. Maximum post size 8" x 8". Posts are to match the primary cladding color, stained or painted a natural wood like color or to match the color of any wood like cladding materials used



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- All homes will require a vertical element used as a detail which runs from under the eaves to the ground. This may be achieved with the use and placement of such cladding materials as Board and Batten; metal or vinyl, long stucco panels (smooth finish only), corrugated metal, wood like cladding material or stacked windows. Any vertical cladding element is to be in a high contrasting color, see pictures below



- No more than two colors are to be used on the house - primary and secondary cladding
- If a premium color is only being used on the front elevation, a standard cladding color may be used on any elevation not considered high visibility and would then be considered the second color

Color Options for Urban Farmhouse Style

Aluminum

Royal: *White, *Linen, Cobblestone, Chocolate, Universal Brown, Antique Brown, Cactus, Granite, Commercial Brown, Charcoal, Ironstone, Black

Mitten: *White, *Bone, Sable, Brown, Nutmeg, Aztec, Charcoal, Iron Ore, Black

Gentek: *White, *Cashmere, Dark Drift, Saddle Brown, Nutmeg, Antique Brown, Commercial Brown, Sable, Moonlit Moss, Metallic Gray, Slate, Graphite, Iron Ore, Black

*** Can only be used on White or Linen colored houses**

Vinyl Colors – Primary Cladding

Royal: White, Linen, Harvard Slate, Walnut, Toasted Almond, Cocoa, Midnight Surf, Marine Blue, Shamrock, Redwood, Weathered Gray, Ironstone, Granite, Urban Bronze

Mitten: Frost, Bone, Stratus, Indigo, Lighthouse Red, Richmond Red, Eggplant, Coffee Bean, Timber Bark, Rockaway Grey, Gunmetal Grey, Sapphire Blue, Muskoka Green

Gentek: Snow White, Linen, Espresso, Saddle Brown, Dark Drift, Smoked Timer, Majestic Brick, Midnight Surf, Marine Dusk, Hudson Slate, Windswept Smoke, Iron Ore, Moonlit Moss,

Note: The use of Ironstone and Windswept Smoke or other similar/same cladding colors will be monitored to ensure that this dark color is not overused or overruns the community.

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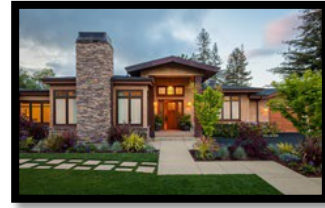
- Brick or stone will be permitted for use as a primary cladding as long as a minimum of 80% of the front of the house is being done. There will be no requirement for wrapping. If the lot is a corner lot an element of the same brick or stone must be used somewhere on the high visibility elevation i.e. brick or stone finished cantilever or a strip of stone from upper roofline to parging, a minimum of 36" wide
- Permitted brick and stone styles and colors are noted in table below

Brick Selection for Urban Farmhouse Style Homes			
Manufacturer	Brick Color		
IXL / Eldorado			
TundraBrick:	Ashland	Hartford	Riverbed
Hebron Brick:	Opus		
Bootlegger:	Authentic Americana		
ThinBrick:	Brandywine	Castlewood	Dakota Common
McNear			
Standard Thin Brick:	Newcastle	Santa Cruz	Tamarac
ESW Clean Brick"	Albescent	Cannon	Charcoal

Stone Selection for Urban Farmhouse Style Homes			
Manufacturer	Stone Colors		
Boral Cultured Stone			
Drystack Ledgerstone:	Chardonnay	Suede	
Limestone:	Bucks County	Golden Buckeye	Suede
IXL / Eldorado			
Dry Stack:	Arizona	Ashen	Cypress
European Ledgerstone	Glacier	Iron Mill	Zinc
RoughCut:	Autumn Leaf	Brunello	Moonlight
Weather Ledge:	Ashen	Pennsylvania	Prestige
TimberStone			
Hacket:	Black Creek	Bucks County	Sonoma Valley

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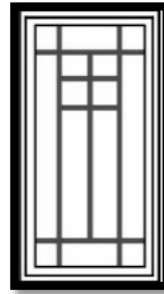
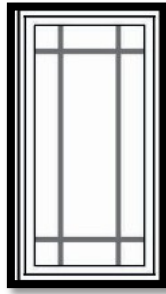
PRAIRIE



Prairie style architecture is usually marked by its integration with the surrounding landscape, horizontal lines, low-slung rooflines, with broad eaves, windows assembled in horizontal bands, solid construction, craftsmanship, and restraint in the use of decoration. Lines are to be clean and distinct and run horizontally. All Prairie style houses will incorporate the following details:

DETAILS & REQUIREMENTS

- Maximum roof pitch is 4/12 while overhangs are 30" front to back and 24" side to side for both the Single Family – Front Garage and Single Family Executive – Front Garage. Zero Lot Line house styles will be permitted 12" overhangs side to side
- All house styles require an emphasis on entry treatments. Such treatment may include the use of verandas, courtyards and covered entries. Verandas and covered porches will be a minimum of 5' deep
- Maximum of 12" parging permitted on front or any lot designated or deemed high visibly, while maximum parging on all other elevations is 24". Lattice will not be permitted for skirting on verandas or porches
- Maximum of 4 risers will be permitted at exterior of front door. Any additional risers will be required to be in the front walkway or inside the entrance
- Windows are to be grouped together while the grills are an important design feature and only should be limited to the following patterns



SCHEDULE B – ARCHITECTURAL GUIDELINES & CONTROLS For Phases 6, 7, 8, 9 & 10

- Both the front and garage doors are integral parts of this home style. Options for both front and garage doors are shown below. Both the front and garage door are to be the same color and either painted or stained in a natural wood like color. Color of front door may be relaxed to allow for a vibrant color as long as some other element on the house matches the wood like color of the garage door. Front doors are to be visible from the street.



- Fascia and eaves are to be the same color and are to either match the primary cladding color if color is available or blend in with the primary cladding color with 8" being the minimum size acceptable
- The use of window and door surrounds plus a combination of vertical or horizontal battens or other architectural detailing will be featured on all homes. Detailing will reflect the caliber and character of the neighbourhood. Trim on windows and doors is to be a minimum of 6" while all other trim is to be a minimum of 8"
- Posts are to match design style in shape, detail, finish and to be of substantial size. Single Family – Front Garage and Single Family Executive – Front Garage homes will require a minimum post size of 12" x 12" while both Zero Lot Line house styles will require posts to be a minimum of 10" x 10". Sizes stated are for the smallest point on the post
- Vinyl siding is to be limited on front elevations while a secondary cladding such as stucco, smooth finish only, any wood grain cladding material or flat panel is required. This secondary cladding material is to be in a color or tone that is different from the primary cladding or trim color. Placement of the secondary cladding must highlight the horizontal clean lines this design style is known for giving a linear look. Vertical Siding and Board & Batten will be permitted on this design style

SCHEDULE B – ARCHITECTURAL GUIDELINES & CONTROLS

For Phases 6, 7, 8, 9 & 10

- Color schemes will be carefully monitored to promote the overall theme of this community. Since color is an integral element that helps reinforce design style, appropriate colors will need to be applied. The following colors **will not** be permitted for use as either a primary cladding or fascia & eaves color: Whites, Bones, or Creams. These colors may be considered for trims or as a possible accent color
- Colors will be limited to browns, creams, beige and green tones. Colors are to be either tone on tone or monochromatic with a **minimum of three colors or tones used**

Color Options for Prairie Style Homes

Aluminum Trim Colors

Royal: Linen, Cashmere, Wicker, Royal Clay, Brownstone, Pebble Clay, Cobblestone, Chocolate, Universal Brown, Cactus

Mitten: Herring Bone, Wicker, Clay, Sable, Brown, Nutmeg, Aztec

Gentek: Cashmere, Wicker, Canyon Clay, Pebble, Dark Drift, Nutmeg, Sable, Smoked Timber, Rockport Brown, Moonlit Moss

Vinyl Colors

Royal: Sand, Wicker, Soft Maple, Heather, Harvard Slate, Brownstone, Pebble Clay, Walnut, Toasted Almond, Natural Cedar, Cocoa, Urban Bronze

Mitten: Lite Maple, Hearthstone, Ash, Brownstone, Stratus, Khaki Brown, Caribou Brown, Coffee Bean, Timber Bark

Gentek: Almond, Monterey Sand, Wicker, Canyon Clay, Pebble, Storm, Dark Drift, Rockport Brown, Smoked Timber, Espresso

SCHEDULE B – ARCHITECTURAL GUIDELINES & CONTROLS

For Phases 6, 7, 8, 9 & 10

- Stone is required to be used with the minimum of requirement based on the product type. A Single Family – Front Garage house style will require a minimum of 75 ft² with Single Family Executive – Front Garage requiring 100 ft², while Single Family Zero Lot Line - Rear Lane house style requires 50 ft². Stone is not a requirement on a Single Family Zero Lot Line - Front Attached house style
- Permitted stone styles and colors are noted in table below

Stone Selection for Prairie Style Homes				
Manufacturer	Stone Color			
Boral Cultured Stone				
Southern Ledgerstone:	Aspen	Bucks County	Chardonnay	Wolf Creek
Drystack Ledgerstone:	Caramel	Chardonnay	Suede	
Country Ledgerstone:	Aspen	Bucks County	Hudson Bay	Red Rock
Ledgerstone:	Glacier Valley	Vintage Wine		
Savannah Ledge:	Glacier Valley	Vintage Wine		
IXL / Eldorado Stone				
Rustic Ledge:	Cascade	Saddleback	Saratoga	Sawtooth
Mountain Ledge:	Bitterroot	Durango	Mesa Verde	Sierra
Cliffstone:	Lantana	Manzanita	Mesquite	Montecito
TimberStone				
Shadow Ledge:	Bucks County	Northern Peak	Smokey Mountain	Walnut
Ledgerstone:	Bucks County	Kodiak	Smokey Mountain	Sonoma Valley
Mountain Ledge:	Silverback	Slate	Timber Moss	Walnut
Weatherface:	Mississippi Bluff	Wild Hickory	Wisconsin Blend	

SCHEDULE B – ARCHITECTURAL GUIDELINES & CONTROLS For Phases 6, 7, 8, 9 & 10

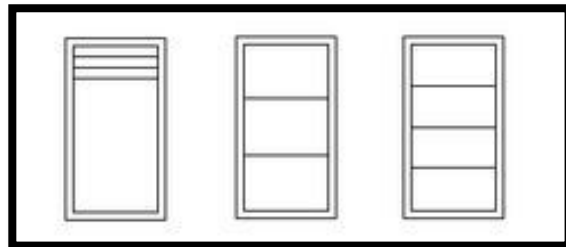
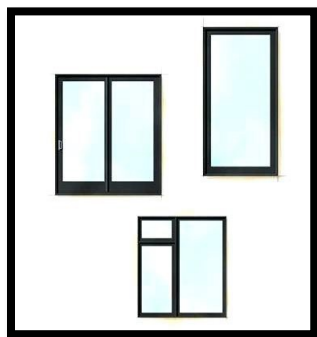
PRAIRIE MODERN



Prairie Modern is a hybrid of new and old school design practices. The simple asymmetric form allows for adaptation of bolder and dark colors with a strong emphasis on modern materials. An emphasis is placed on vertical elements such as soaring entrances, and the placement of windows and finishes. Shallow roof lines and wide overhang eaves are still part of this timeless style. All Prairie Modern style houses will incorporate the following details:

DETAILS & REQUIREMENTS

- Maximum roof pitch is 4/12 while overhangs are 30" front to back and 24" side to side for both the Single Family – Front Garage and Single Family Executive – Front Garage. Zero Lot Line house styles will be permitted 12" overhangs side to side
- All house styles require an emphasis on entry treatments. Such treatment may include the use of verandas, courtyards and covered entries. Verandas and covered porches will be a minimum of 5' deep
- Maximum of 12" parging permitted on front or any lot designated or deemed high visibly, while maximum parging on all other elevations is 24". Lattice will not be permitted for skirting on verandas or porches
- Maximum of 4 risers will be permitted at exterior of front door. Any additional risers will be required to be in the front walkway or inside the entrance
- Windows are to be grouped together while the grills are an important design feature and only should be limited to the following patterns

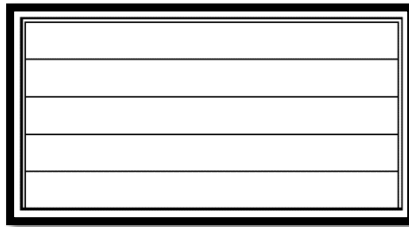


SCHEDULE B – ARCHITECTURAL GUIDELINES & CONTROLS **For Phases 6, 7, 8, 9 & 10**

- Front doors – clean and simple lines with no grills and are to have either sidelights, a transom light or a large center glass panels. Front doors are to be painted a vibrant complementary color that works well with the house colors. Actual door style is to be shown on the drawing. Front doors should be visible from the street.
- Examples of approved front door styles are shown below



- Garage doors – smooth flat panel. If glass panels are used, they are to be in column pattern and are to be treated as an architectural detail, color selected will be important. No white garage doors will be permitted, and preference is given to matching either the trim color or secondary cladding color and not the same color as the primary cladding



- Fascia and eaves are to be the same color and are to either match the primary cladding color if color is available or blend in with the primary cladding color with 8" being the minimum size acceptable
- Window and door trim is not a requirement for this design style, if used should not exceed 4". Vertical battens should be used to separate different finishes or colors
- Posts are to match design style in shape, detail, finish and to be of substantial size. Single Family – Front Garage and Single Family Executive – Front Garage homes will require a minimum post size of 12" x 12" while both Zero Lot Line house styles will require posts to be a minimum of 10" x 10". Sizes stated are for the smallest point on the post
- Neither Shakes or Vertical siding will not be permitted for use on this design style
- Vinyl siding is to be limited on front elevations and will require a secondary cladding such as stucco, smooth finish only, any wood grain cladding material or flat panel that is painted a color other than the primary cladding color. Placement of the secondary cladding must highlight the clean lines this design style is known for and vertical rather than horizontal. **Finishes are to be applied asymmetrically**

SCHEDULE B – ARCHITECTURAL GUIDELINES & CONTROLS

For Phases 6, 7, 8, 9 & 10

- Color palette is to be dark rich colors such as greys, blues, dark greens and red, with a strong accent color or monochromatic with **a minimum of three colors being used**

Color Options for Prairie Modern Style Homes

Aluminum Trim Colors

Royal: Antique Brown, Cactus, Granite, Commercial Brown, Grey, Harvard Slate, Charcoal, Ironstone, Black

Mitten: Sable, Aztec, Grey, Charcoal, Iron Ore, Black, Tile Red, Pacific Blue, Old World Blue

Gentek: Sable, Commercial Brown, Majestic Brick, Marine Dusk, Chesapeake Gray, Hudson Slate, Slate, Iron Ore, Black, Saddle Brown, Moonlit Moss, Graphite

Vinyl Colors

Royal: Midnight Surf, Wedgewood, Marine Blue, Storm, Shamrock, Tree Moss, Redwood, Ironstone, Weathered Gray, Rockport Gray, Harvard Slate, Estate Gray, Granite, Urban Bronze

Mitten: Lighthouse Red, Richmond Red, Eggplant, Rockaway Grey, Gunmetal Grey, Sapphire Blue, Muskoka Green, Grenadier Green, Aviator Green, Nickel, Stratus, Indigo

Gentek: Dover Grey, Chesapeake Gray, Storm, Majestic Brick, Smoked Timber, Meadow Fern, Moonlit Moss, Midnight Surf, Marine Dusk, Hudson Slate, Windswept Smoke, Iron Ore

Note: The use of Ironstone and Windswept Smoke or other similar/same cladding colors will be monitored to ensure that this dark color is not overused or overruns the community.

- Brick is required to be used with the minimum of requirement based on the product type. A Single Family – Front Garage house style will require a minimum of 75 ft² with Single Family Executive – Front Garage requiring 100 ft², while Single Family Zero Lot Line - Rear Lane house style requires 50 ft². Stone is not a requirement on a Single Family Zero Lot Line - Front Attached house style
- Permitted brick styles and colors are noted in table below

Brick Selection for Prairie Modern Style Homes				
Manufacturer	Brick Color			
IXL / Eldorado				
Hebron Brick:	Bootlegger	Bourbon Street	Castlewood	Opus
	Slate Gray			
McNear				
Norman Thin Brick – Sandmold:	Cumberland	Embarcadero	Tivoli	Verona

SCHEDULE B – ARCHITECTURAL GUIDELINES & CONTROLS For Phases 6, 7, 8, 9 & 10

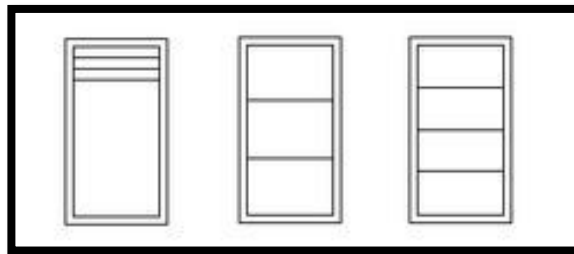
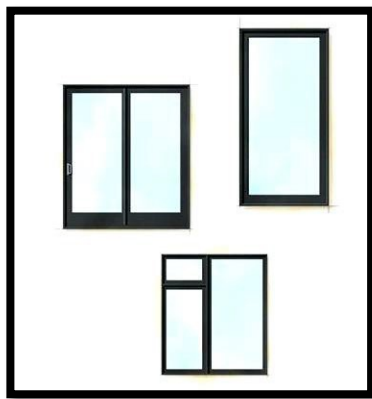
CONTEMPORARY



Contemporary style homes can show signs of regional character or even whimsy. Designs are concerned with energy efficiency, sustainable materials and natural light and be free of clutter and unnecessary elements, often stripped down to showcase the architectural design rather than details. Detail paid to colors, textures, large windows clean lines – less is more. All Contemporary style houses will incorporate the following details:

DETAILS & REQUIREMENTS

- Bold roof lines with multiply roofs at varying levels and interesting overhangs or unusual linear elements. Overhangs will depend on the primary roof pitch, please review information provided under Roofing and Roof Lines
- All house styles require an emphasis on entry treatments. Such treatment may include the use of verandas, courtyards and covered entries. Verandas and covered porches will be a minimum of 5' deep
- Maximum of 12" parging permitted on front or any lot designated or deemed high visibly, while maximum parging on all other elevations is 24". Lattice will not be permitted for skirting on verandas or porches
- Maximum of 4 risers will be permitted at exterior of front door. Any additional risers will be required to be in the front walkway or inside the entrance
- Windows are to be grouped together while the grills are an important design feature and only should be limited to the following patterns



SCHEDULE B – ARCHITECTURAL GUIDELINES & CONTROLS **For Phases 6, 7, 8, 9 & 10**

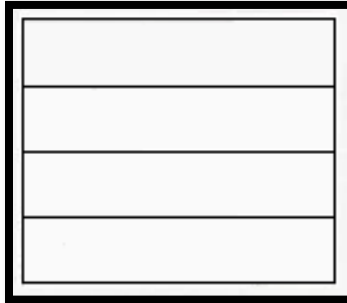
- Front doors – are an integral part of this style lending towards a more dramatic look. The overall feel of the door is to be clean and simple and have either sidelights, a transom light or a large center glass panels. Front doors are to be visible from the street and painted a vibrant complementary color that works well with the house colors. Examples of approved front doors are shown below



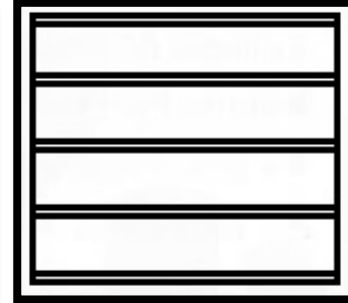
- Garage doors are to be treated as an architectural detail, so color selected will be important and is to not match the primary cladding color. If glass panels are used they are to be clear or opaque with no grill pattern and either placed in a horizontal column or diagonally. Below are the permitted garage door styles



Ribbed Panel



Flush Panel



Ribbed Flush

- Fascia and eaves are to be the same color with 8" being the minimum size acceptable
- Window or door trim is not a requirement and if used is not to exceed 4"
- Posts are to match design style in shape, detail, finish and to be of substantial size. A Single Family – Front Garage and Single Family Executive – Front Garage house styles will require a minimum post size of 12" x 12" while both Zero Lot Line house styles will require posts to be a minimum of 10" x 10". Sizes stated are for the smallest point on the post. Finishes should be either in full height brick, stone, flat panel or other appropriate material for design style
- New exterior finish materials are to be very prominent on front and high visibility elevations while vinyl siding is to be limited on front and high visibility elevations.
Finishes are to be applied asymmetrically
- Color pallet is to be either monochromatic or tone on tone with **minimum of three colors** or tones used but may include one bold and vibrant color. There are no color restrictions for this design style with the exception of pastel colors which are not permitted

SCHEDULE B – ARCHITECTURAL GUIDELINES & CONTROLS

For Phases 6, 7, 8, 9 & 10

- Brick or stone is required to be used with the minimum of requirement based on the product type. A Single Family – Front Garage house style will require a minimum of 75 ft² with Single Family Executive – Front Garage requiring 100 ft², while Single Family Zero Lot Line - Rear Lane house style requires 50 ft². Stone is not a requirement on a Single Family Zero Lot Line - Front Attached house style
- Permitted brick and stone styles and colors are noted in table below

Brick/Stone for Contemporary Style Homes				
Manufacturer	Brick/Stone Color			
Boral Cultured Stone				
Drystack LedgeStone:	Caramel	Chardonnay	Suede	
Country LedgeStone:	Aspen	Bucks County	Hudson Bay	Red Rock
Savannah Ledge:	Glacier Valley	Vintage Wine		
IXL / Eldorado				
Hebron Brick:	Opus			
Mountain Ledge:	Bitterroot	Durango	Mesa Verde	Sierra
Cliffstone:	Lantana	Manzanita	Mesquite	Montecito
Avaani (carried by IXL)				
Dimensional Castle Stone:	Aspen	London Fog		
McNear				
Norman Thin Brick – Sandmold:	Cumberland	Embarcadero	Tivoli	Verona
TimberStone				
Mountain Ledge:	Silverback	Slate	Timber Moss	Walnut
Weatherface:	Mississippi Bluff	Wild Hickory	Wisconsin Blend	

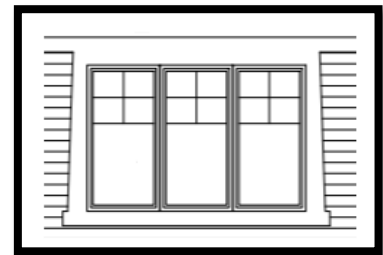
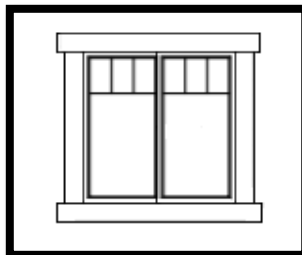
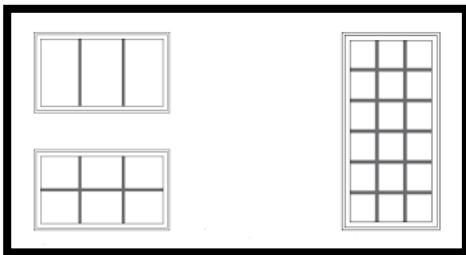
SCHEDULE B – ARCHITECTURAL GUIDELINES & CONTROLS For Phases 6, 7, 8, 9 & 10

Craftsman



DETAILS & REQUIREMENTS

- Rooflines will need incorporate a main front gable that has a minimum pitch of 7/12, with 6/12 being permitted elsewhere on the house. Single Family – Front Garage and Single Family Executive – Front Garage house style will require 24" overhangs while Zero Lot Line products will require 24" front to back and 12" side to side
- All house styles require an emphasis on entry treatments. Such treatment may include the use of verandas, courtyards and covered entries. Verandas and covered porches will be a minimum of 5' deep
- Maximum of 12" parging permitted on front or any lot designated or deemed high visibly, while maximum parging on all other elevations is 24". Lattice will not be permitted for skirting on verandas or porches
- Maximum of 4 risers will be permitted at exterior of front door. Any additional risers will be required to be in the front walkway or inside entrance
- Windows are to be multi paned, with single or double row only. Windows should be grouped together and cased in wide trim that either overhangs window width or with the bottom trim board being wider than the top



- Both the front and garage doors are integral parts of this home style. Both the front and garage door are to be the same color and either painted or stained in a natural wood like color. Color of front door may be relaxed to allow for a vibrant color as long as some other element on the house matches the wood like color of the garage door. Front doors are to be visible from the street.



SCHEDULE B – ARCHITECTURAL GUIDELINES & CONTROLS

For Phases 6, 7, 8, 9 & 10

- Fascia and eaves are to be the same color and are to either match the primary cladding color if color is available or blend in with the primary cladding color with 8" being the minimum size acceptable
- Trim on **all** windows and doors is to be a minimum of **6"** and is to be a light color to highlight the windows. No dark colors will be permitted for trim
- Posts are to match design style in shape, detail, finish and to be of substantial size. A Single Family – Front Garage and Single Family Executive – Front Garage house styles will require a minimum post size of 12" x 12" while both Zero Lot Line house styles will require posts to be a minimum of 10" x 10". Sizes stated are for the smallest point on the post
- Vertical siding will not be permitted for use on this design style
- Gables are to feature either Shakes, Board & Batten or Panel with gable trusses or battens. Decorative large brackets or false beam ends are additional features that can be utilized for this house style
- Color palette is to be dark rich colors such as browns, blues, dark greens and red, for the cladding while the trim color is to be light. **A minimum of 3 colors is required on this design style**

Color Options for Craftsman Style Homes

Aluminum Trim Colors

Royal: White, Line, Cashmere, Grey, *Wicker, *Clay

Mitten: White, Herring Bone, Gray, *Wicker, *Clay

Gentek: White, Cashmere, Dover Gray, *Wicker, *Canyon Clay

Note: the use of the asterisk (*) noted colors will only be permitted if considerably lighter than the primary cladding color

Vinyl Colors

Royal: Midnight Surf, Heritage Blue, Wedgewood, Storm, Shamrock, Cypress, Tree Moss, Redwood, Natural Cedar, Cocoa, Weathered Gray, Granite, Urban Bronze, Rockslide, Pebble Clay, Walnut, Toasted Almond, Wicker, Brownstone, Harvard Slate, Heather

Mitten: Lighthouse Red, Richmond Red, Khaki Brown, Caribou Brown, Chestnut Brown, Coffee Bean, Timber Bark, Rockaway Grey, Sapphire Blue, Regatta Blue, Annapolis Blue, Muskoka Green, Grenadier Green, Spring Moss, Aviator Green, Brownstone, Stratus, Sage, Indigo, Cypress

Gentek: Wicker, Canyon Clay, Pebble, Chesapeake Gray, Strom, Sage, Juniper Grove, Majestic Brick, Dark Drift, Rockport Brown, Smoked Timber, Espresso, Meadow Fern, Moonlit Moss, Rockwell Blue, Coastal Blue, Midnight Surf, Hudson Slate, Windswept Smoke

SCHEDULE B – ARCHITECTURAL GUIDELINES & CONTROLS

For Phases 6, 7, 8, 9 & 10

- Stone is required to be used with the minimum of requirement based on the product type. A Single Family – Front Garage house style will require a minimum of 75 ft² with Single Family Executive – Front Garage will requiring 100 ft² while a Single Family Zero Lot Line - Rear Lane house style requires 50 ft². Stone is not a requirement on a Single Family Zero Lot Line - Front Attached house style
- Permitted stone styles and colors are noted in table below

Stone Selection for Craftsman Style Home				
Manufacturer	Stone Color			
Boral Cultured Stone				
Dressed Fieldstone:	Aspen	Chardonnay	Wolf Creek	
Old Country Fieldstone:	Chardonnay			
River Rock:	Earth Blend	Lake Tahoe	Lakeshore	
Stream Stone:	Spring	Summer		
IXL / Eldorado				
Fieldledge:	Andante	Meseta		
Hillstone:	Lucera	Verona		
River Rock:	Colorado	Rio Grande		
Shadow Rock:	Bronze	Chesapeake	Jasper	Teton
Tuscan Ridge:	Elkwood	Sienna		
Avaani (carried by IXL)				
Fieldstone:	Aspen	Iron Ore		
TimberStone				
Tuscan Ledge:	Absaroka	Aspen	Chardonnay	
River Rock:	Beartooth	Cedar Creek		
Linville River:	Bucks County	Cypress	Denali	Tamarack



LANDSCAPING AND FENCING REQUIREMENTS

QUALICO®
communities

- The City of Edmonton may have additional landscaping requirement over and above these requirements. For more information visit the City of Edmonton website, and search Landscaping Requirements
- The intent of the landscaping requirements is to provide a consistent standard for the community while allowing the homeowner flexibility with their individual landscaping style
- Front yard landscaping is to be completed within one year of the approved rough grade certificate date
- Builders are responsible for doing the landscaping on all Townhome lots
- Inspections are weather dependent and will commence once plant material has come out of dormancy. Inspections will cease once the majority of plant material has gone into dormancy, (i.e. leaves are no longer on trees or shrubs)
- The accepted minimum standard is to consist of:
 1. Topsoil to be installed to a minimum depth of 4" for all front, side and rear yard areas, and
 2. SOD in the front yard from the front of the house to the curb or sidewalk (seed is not acceptable). Artificial Turf is permitted as long as material and installation are of high quality; and
 3. Additional plantings as noted in table below to be planted in the front yard:

Home Style	Deciduous Tree Number & Size		Coniferous Tree Number & Size		Shrubs Number & Size
Single Family - Front Garage	1 @ 1 3/4"	or	1 @ 6'	or	7 @ 24"
Single Family Executive - Front Garage	2 @ 2"	or	2 @ 8'	&	3 @ 24"
Streetscape Single Family - Front Garage	1 @ 1 3/4	or	1 @ 6'	or	7 @ 24"
Streetscape Townhomes - Rear Lane	1 @ 1 3/4	or	1 @ 6'	or	7 @ 24"
Townhome - Rear Lane	1 @ 1 3/4	or	1 @ 6'	or	7 @ 24"
Single Family Zero Lot Line - Front Garage	1 @ 1 3/4	or	1 @ 6'	-	3 @ 24"
Single Family Zero Lot Line - Rear Lane	1 @ 1 3/4	or	1 @ 6'	-	3 @ 24"
Duplex - Front Garage	1 @ 1 3/4	or	1 @ 6'	or	7 @ 24"

Special Note: There are no landscaping guidelines for Phase 3 Single Family houses

Quick Tips

- **Deciduous Trees** are measured at 6" above ground and based on trunk width (caliper). Move aside any rocks/wood chips surrounding the base of the tree to allow for an accurate 6" measurement from the ground.
- **Coniferous Trees** are: Fir, Larch, Pine or Spruce. These trees are measured by height. (columnar or pyramid cedars are considered shrubs)

- **Deciduous shrubs** are measured by height and Coniferous shrubs are measured by spread or height.
- **Shrubs** are to be a **combination** of Deciduous and Coniferous and planted in a mounded shrub bed topped with mulch or landscaping rock. Perennials can be used in place of deciduous shrubs, and are measured by height. For example: Cedar, Juniper, Lily, Peony, Rose Bush = 5 shrubs - 2 are Coniferous, 2 are Perennial (which count as Deciduous) and 1 is Deciduous
- **Pie Lot Option:** Pie lots are not required to have Sod in the front yard, but are to have finishing landscaping material and **5 shrubs @ 24"** (combination of Deciduous and Coniferous).

XERISCAPING LANDSCAPING

Homeowners wishing to reduce water usage might consider a front yard that has been designed specifically for water conservation. We recommend that homeowners research trees and shrubs that are suited for Xeriscaping along with materials that help with drainage and evaporation.

- The following must be incorporated in front yard if Xeriscaping is being used:
 1. Mulch and Landscaping Rock (**black and grey rock will not be permitted as the primary hard landscaping material, consideration may be given for use as an accent only**); and
 2. Additional plants as noted in the table below to be planted in the front yard (planting in the swale area / driveway side will not be considered as part of the shrub count);

	Deciduous Tree Number & Size		Coniferous Tree Number & Size		Shrubs Number & Size
Option #1	1 @ 1 3/4"	or	1 @ 6'	&	10 @ 24"
Option #2	-	-	-	-	17 @ 24"
Estate Lots Only					
	Deciduous Tree Number & Size		Coniferous Tree Number & Size		Shrubs Number & Size
Option #1	2 @ 2"	or	2 @ 8'	&	13 @ 24"
Option #1	1 @ 2"	or	1 @ 8'	&	20 @ 24"

See "Quick Tips" on previous page for further information.

Other

Homeowners are responsible for installing a permanent address plaque or home addressing numbers. This will be a requirement of the landscaping inspection.

- Homeowners are to contact their Builder once they have completed their front yard landscaping
- Please note that all plant material is to be the size stated above at time of inspection
- If landscaping fails and more than one (1) re-inspection is required, \$150.00 will be deducted from the deposit for each additional re-inspection
- Upon approval of the landscaping by Qualico, the landscaping deposit will be refunded to the Builder. It will be the Builder that issues the landscaping deposit to the homeowner
- If landscaping has not passed within 3 years of approved rough grade certificate, the landscaping deposit will be forfeited

FENCING

- Fencing is encouraged to be of a similar design and color to the fencing style established for the community by the Developer. In some cases, chain link fencing may be specified by the City, County, Municipality or Town
- Where the Developer fencing at the rear of the lot is chain link, side yard fencing to be either chain link (no inserts) or wrought iron within 7 meters of the rear fence so as to not obstruct views on adjacent lots
- The following fencing styles / materials are permitted in Riverview
 1. **Wood screen – Cloverdale: 72301 - tinted to 044A1897 Qualico Riverview Brown**
 2. Chain Link - Black
 3. Wrought Iron – Black
 4. **Vinyl – Advantage Vinyl Fencing from Classic Landscaping – Weathered Blend by Bufftech** or other vinyl supplier / manufacturer preferably in a similar / matching color to Weathered Blend by Bufftech. Please avoid white vinyl fence
- Streetscape, Zero Lot Line – Streetscape, Front Garage and Rear Lane lots have restricted fencing see below for Fence and Gate Guidelines and Diagrams for important information

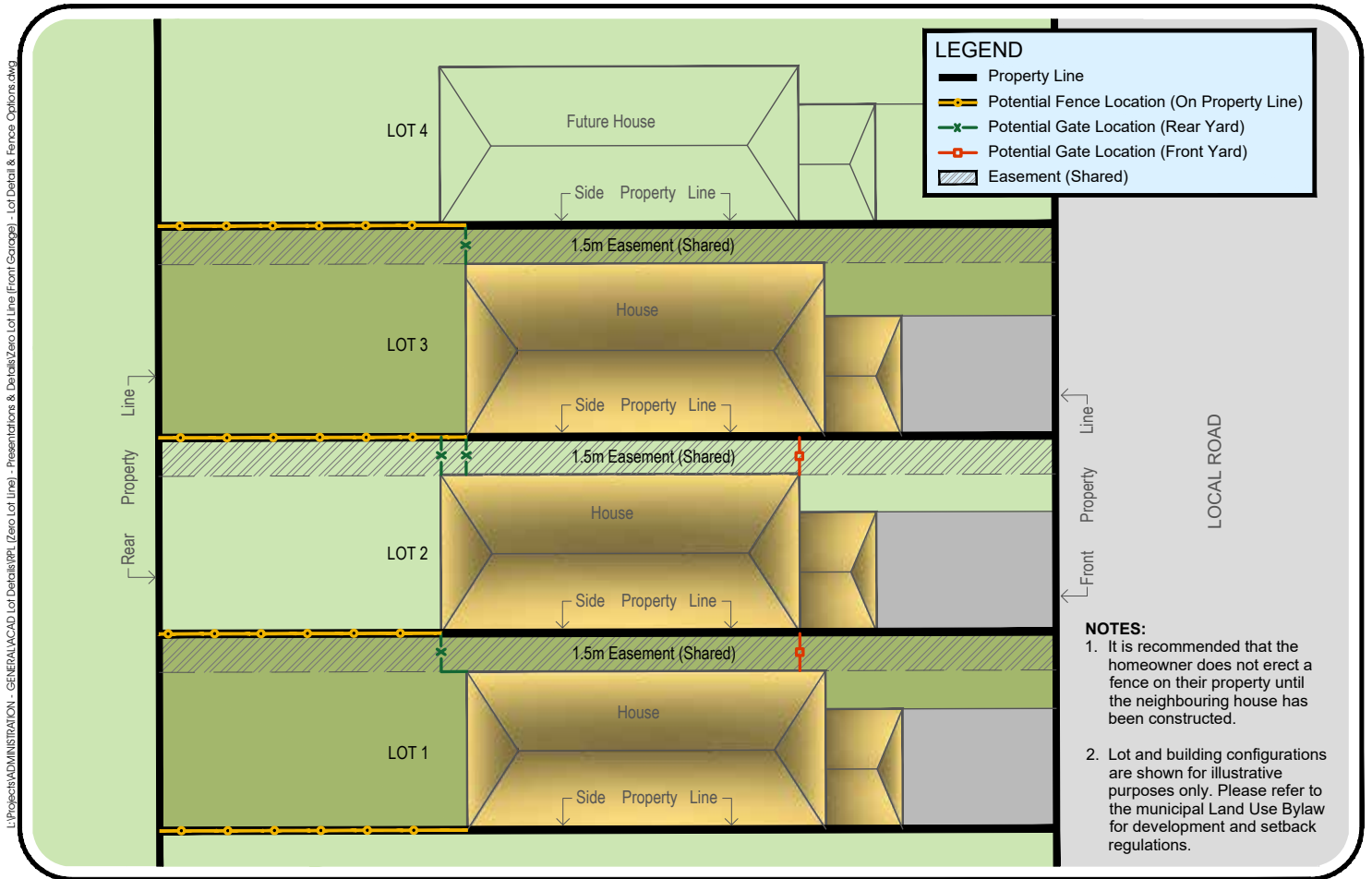
Your property is located in an area which is structured for zero lot line or streetscape home construction. This means that houses and garages may be built on or near the property line. In order to build structures on or near the property line, and to access the side of the structures that are located on or near the property line, a lot owner must have access over their neighbour's lot. This access is protected by an easement, registered on your Certificate of Title, which allows you to access your neighbour's lands, and allows your neighbour to access your land, to facilitate zero lot line construction on the terms stated in the Easement.

The short definition of an easement – is the right to use property, or a portion thereof, of another for a specified purpose (i.e. Drainage, eaves, fence)

Under this Easement, you are not allowed to erect structures or improvements, such as fences, which interfere with your neighbour's rights over the Easement portion on your property. If you build a fence on your lot, we recommend you follow these guidelines to reduce the chance of liability from neighbouring land owners, and to protect your fence from damage.

- **We recommend that you do not erect a fence on your property until your neighbour has finished building on its lot.** Your neighbour will have the right to move your fence to enlarge their build zone, to access their property, and for the other reasons stated in the Easement. This may cause damage to your fence
- **Do not build a fence in a location which would prevent your neighbour from exercising its rights under the Easement.** If you prevent access, you may be liable for interfering with the rights granted in the Easement, and may be required to remove the fence, alter the fence, or pay damages
- **If you build a fence in a location that may prevent your neighbour from exercising its rights under the Easement, we recommend that you install a gate in a location that allows direct access to the easement area.** Your neighbour will still have the right to move your fence, if necessary, for the reasons stated in the Easement, but a gate will allow them ease of access. This will reduce the likelihood that they will need to move your fence
- **Do not install locks on any gates. Latches are acceptable, but the neighbour must have free access to use them.** A lock will prevent access. You may be liable for interfering with the rights granted in the Easement, and may be required to remove the fence, alter the fence, remove the lock, or pay damages

The attached diagrams illustrates a few potential fence and gate locations which you may consider. These diagrams are for illustrative purposes only. Any variations should comply with the above guidelines and registered easement.



N.T.S.

ZERO LOT LINE - FRONT GARAGE

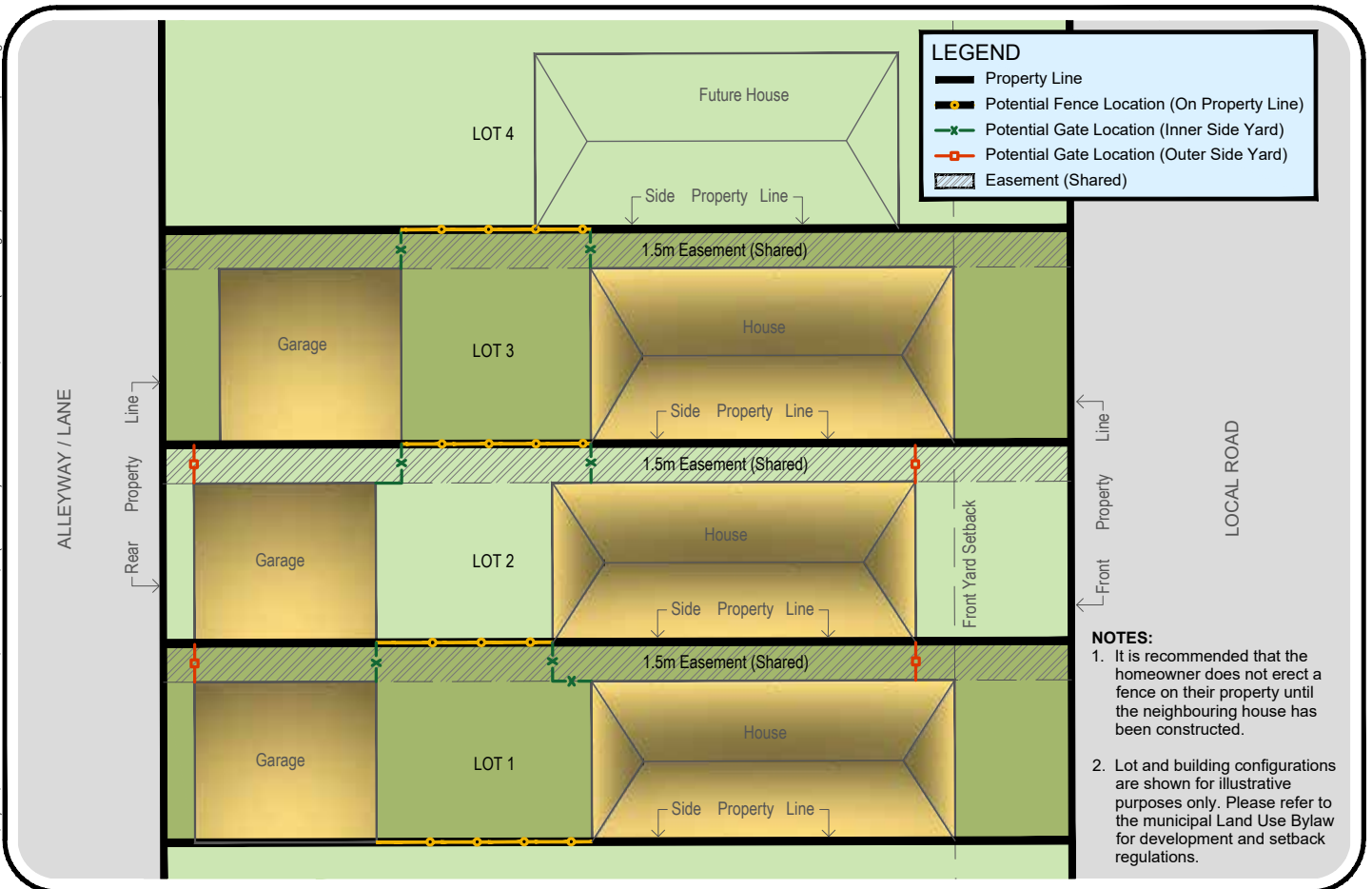
01

POTENTIAL FENCING OPTIONS

QUALICO
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December 13, 2019

L:\Project\ADMINISTRATION - GENERAL\ACAD Lot Detail\1918 - Zero Lot Line - Presentations & Details\Zero Lot Line (Rear Garage RB) - Lot Detail & Fence Options.dwg



N.T.S.

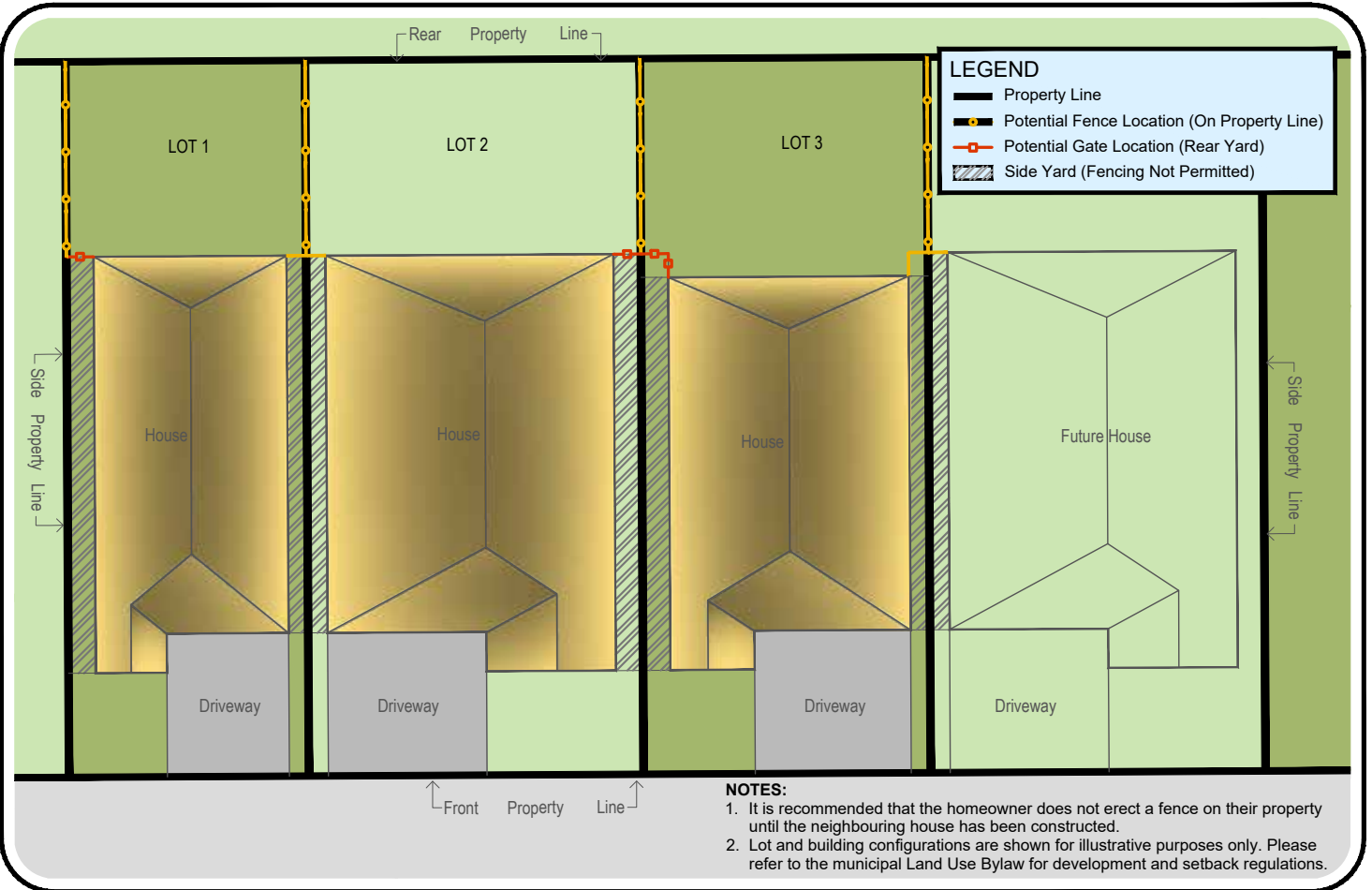
ZERO LOT LINE - REAR GARAGE

01 POTENTIAL FENCING OPTIONS

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December 13, 2019

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STREETScape - POTENTIAL FENCING OPTIONS

EDMONTON, AB

QUALICO
communities

January 14, 2020