

SCHEDULE "A"

THE PROPERTIES OF EAGLES QUAY

ARCHITECTURAL GUIDELINES

USE OF ARCHITECTURAL GUIDELINES

Objective:

The Architectural Guidelines are the mechanism which will encourage richly detailed homes which are suited for the stately sized lots in the community, thereby achieving the highest possible standard of visual appeal.

House plans will be reviewed in terms of the adherence to the Architectural Guidelines as detailed herein. Eagles Quay and the Architectural Consultant may require certain modifications to house plans, elevations and/or specifications where it is felt modifications are required to take advantage of unique lot characteristics or to conform to the overall objectives of these guidelines and the development of The Properties of Eagles Quay community.

Applicants may provide alternative details to those outlined in these guidelines, they must however demonstrate that conformity to the overall objectives for the quality of the area is being maintained. The acceptability of such alternatives shall be determined by the Architectural Consultant acting in its sole, absolute and unfettered discretion (“discretion”).

Concept:

Each home should predominately attempt to integrate into the overall look of the Subdivision. It is very important that the relative heights, massings and style of each home compliment its neighbor and the "look" of the Subdivision. The objective is to provide the greatest possible latitude in exterior style and finish to permit each Owner to own the home of their choice. The Architectural Guidelines are designed to provide visual control for siting and color, and to obtain the best possible "stately" appearance. Emphasis will be concentrated on trying to create a strong "appeal" to each home through attention to detail.

HOUSE DESIGN

The primary thrust of these controls is geared towards the overall "stately" appeal of the Subdivision through attention to detail on the home.

Minimum House Sizes:

HOUSE TYPE	Minimum Square Footage	
	LOTS 12,13,14, 15,16	LOTS 1 to 11 inclusive
Bungalow	1,300	1,500
1 ½ storey	1,800	2,000
2 Storey	2,000	2,200

Minimum house sizes are a guide, however the intent is to have each home design optimize the potential of the Lot. If it is felt that this objective is not met, the home will not be permitted. Standards and approvals recognize the specific size, nature and location of a site and the desire to avoid extremes. Consideration is also given to optimizing sight lines and creating acceptable size transitions between adjacent homes and Lots.

Exteriors:

Exterior construction materials will consist of brick, stone, stone tile, stucco or hardboard siding. Each material is to be completed by details appropriate to the style of the house. The design and detail of all trim material must be consistent with the selected style of the house. Specifically stucco homes are to be detailed at window and door openings, eaves and base areas.

Homes that are constructed with hardboard siding are to incorporate brick, stone or stone tile on the front face of the garage elevation, and brick must be used proportionately to the size of the house, on the remaining areas of the home.

The use of metal capped trim details on window openings and corners are required on the front facing elevations of siding homes.

Where brick or stone are used the material used must be carried around corners for a minimum of 2 feet.

Full brick, stone or stone tile exteriors are encouraged.

Trim Materials:

1. Windows: - Window lintels, sills, keystone elements, and shutters are encouraged to enhance detail.
2. Chimneys: - All chimneys must be boxed in with a corbelling feature. All furnace flues must be boxed in, along with corbelling details. No more than 24 inches of exposed pipe to extend above the enclosure.
3. Exterior Lighting: - All homes, where able, are to incorporate recessed pot lights in soffits. Where this is impractical, styles of exterior lights are to be used to compliment and enhance the appearance of the home.

Roof Materials:

Only Premium Roof finishes will be considered:

Example:

1. Cedar Shakes
2. Clay or Concrete Tile
3. Metal Shakes or Tile

It should not be assumed that any "upgraded" roof finish would be accepted. Emphasis will be placed on the premium offerings from a variety of manufacturers. The creation of a textured appearance should be the objective for homes in the Subdivision.

The minimum roof overhang shall be 24" on lower levels and 18" on upper levels. The minimum fascia is 10". The minimum roof pitch shall be 6/12. However, a flat roof concept may be considered with exceptional design features.

Colors:

All exterior color schemes will be approved on a Lot by Lot basis. However, submission of color

schemes for pre-approval is strongly recommended. Each color scheme submitted is to be accommodated with exact color chips. The Architectural Consultant reserves the right to approve or disapprove any color scheme.

Corner Lots:

Special attention must be paid to side elevations and side yard setbacks on all corner Lots. The side elevations must have the same treatment, i.e. box outs, detailed battens, stone/brick, as the front elevation, as it is even more visible than the front elevation from the street. The Architectural Consultant must approve side elevations on all corner Lots. Modifications to side elevations may be required where it is felt by the Architectural Consultant that the objective of the development has not been achieved.

Garages & Driveways:

A minimum double attached garage is required. A triple car garage is highly encouraged. Garage doors are coordinated to match the house. The maximum distance between the top of the garage door and the garage eave line should not be more than 2 feet without the addition of architectural detailing.

Driveways and front walks are to be one of the following:

1. Exposed aggregate
2. Broomed concrete
3. Stamped or Patterned Concrete
4. Paving Stone
5. Asphalt
6. Compacted gravel or other natural stone.

Parge Line:

A maximum of 24 inches of parged concrete is allowed on all elevations.

Lot Maintenance:

The Owner shall be responsible for maintaining the Owner's Lot and adjacent boulevards in good condition by eliminating weeds and mowing grass thereon.

LANDSCAPING

Landscaping should be designed to enhance the home. Extensive use of trees and shrubs are highly encouraged. Sketch landscape plans must be submitted at time of submission for house plans.

Landscaping is to be completed within one (1) year of completion of the home and forms part of the Final Acceptance Requirements.

FENCING

All fencing is subject to approval of the Architectural Consultant and must be constructed consistent with the high quality and integrity of the Subdivision.

Architectural Approval:

It is strongly recommended that the Owner submit for pre-approval with the Architectural Consultant their proposed plans to ensure that they comply with the Architectural Guidelines.

Prior to the commencement of building, the Owner should inspect the Lot and all surface improvements and utility services. All discrepancies or damages reported in writing must be sent to Eagles Quay. To apply for architectural approval the following information must be provided and forwarded to the Architectural Consultant:

1. Plot Plans must contain the following:
 - a) scale 1:300 metric
 - b) north arrow
 - c) municipal address
 - d) legal description of property
 - e) all property lines, designated and dimensioned
 - f) size and location of proposed Buildings to property lines, existing buildings and other structures where applicable
 - g) all cantilevers (including floor, bay windows, fireplaces, etc.)
 - h) abutting streets, avenue, lanes, reserves, etc.
 - i) easements and utility right-of ways labeled and dimensioned
 - j) spot levels around buildings - drainage directions
 - k) dimensions from property line to sidewalk and curb face
 - l) show elevation of top of footing, main floor, garage, and landscape at front, rear and sides of house
 - m) all elevations to be in metric geodetic
 - n) all plot plans to include Lot area and site coverage
2. Two (2) sets of Building Plans for proposed Buildings showing the following:
 - a) scale of 1/4" - 1' 10" or metric equivalent
 - b) plans of all elevations
 - c) floor plans of basement and all floors
 - d) show sizes of windows, doors, heights, etc.
 - e) showing exterior finishes
 - f) be fully dimensioned, accurately figured, explicit & complete
3. House Plan Approval Form Completed.
4. If the above material is not completed, approval will not be given.
5. All Architectural Consultant's fees and expenses are the responsibility of the Owner and are to be prepaid at the time of submission, re-submission, inspection(s) and final approval.

MISCELLANEOUS

Grading:

Lot grading is to follow the natural slope of the landform and is subject to any applicable approval by Lacombe County or other applicable governmental authority.

The Designated Surveyor will prepare all Plot Plans. The Owner and the Designated Surveyor will jointly carry out the staking out of the home. This procedure will facilitate establishing building elevations that are appropriate for the on-site grading conditions.

The Developer reserves the right to adjust the grading requirements between Lots after plans for affected homes have both been submitted. A coordinated grading review will be carried out by the Designated Surveyor to ensure that the proposed final grades of a particular house do not adversely effect any other Lot in the Subdivision. The Designated Surveyor, to the mutual benefit of such Lots, will balance the final grading requirements. All associated costs and expenses of the Designated Surveyor shall be the responsibility of and payable equally by the registered Owners of the effected Lots.

Recreation Vehicles:

Any recreation vehicles stored on the property must be screened from view.

Auxiliary Buildings:

Any auxiliary Buildings such as storage sheds, additional garages, etc., constructed upon any Lot, must have the same design features, material and finish of the main house, and are subject to approval by Architectural Consultant.

Retaining Walls:

The Lot Owner is responsible for any retaining walls required.

SUBDIVISION APPEARANCE

Excavation Material:

Owners must ensure that all excavation is kept within the confines of their Lot. Any spillage on a road, walkway, or neighboring Lot must be removed immediately or Eagles Quay may, acting in its discretion, arrange for its removal and invoice Owner for all costs and expenses incurred in doing so, and Owner shall pay all such costs and expenses forthwith on receipt of such invoice.

Clean Up:

Owners shall require timely removal by all builders and subtrades of all litter on building sites. If the Owners fail to comply with such requirement Eagles Quay may, acting in its discretion, arrange for such removal and invoice the Owners for all costs and expenses incurred in doing so, and Owner shall pay all such costs and expenses forthwith on receipt of such invoice, Supply of bins by the Owner is recommended. Any general clean up of the Subdivision implemented by Eagles Quay can, and will be charged pro rata to all Owners.

SECURITY DEPOSITS

A \$5,000.00 per Lot security deposit ("Security Deposit") is payable to Eagles Quay at the time of Lot purchase.

Damages:

Cost of repairs due to Owner responsibility for damages to existing features and utilities; as well as any other costs, expenses, and charges arising due to Owners acts or omissions with respect of provisions hereof (including, without limitation, outstanding payments to the Architectural Consultant), will be billed to the Owner or deducted from the Owner's security deposit and Owner will be invoiced for damages in excess of the amount of the security deposit, and Owner shall pay any such invoice forthwith following receipt thereof.

GENERAL**County Regulations:**

Formal standards for development will be those as established by the Lacombe County, or other applicable governmental authority. Conformity with these Guidelines does not supersede the required approval of the Lacombe County, or other applicable governmental authority.

Issuance of approval by Eagles Quay or the Architectural Consultant in no way absolves Owners from compliance with all applicable County, Provincial and Federal laws, including any statutes, regulations or by-laws thereof.

Start:

Site work must NOT commence prior to written approval of the Architectural Consultant required hereby being given and building permit issuance.

Interim Building Review:

The Architectural Consultant may carry out onsite reviews of the homes and other Buildings during construction. Periodic checks may be made to ensure conformance to approved grading plans and the Architectural Guidelines. Modifications may be required related to actual site conditions.

Pre-Inspection:

The Owner is responsible for inspecting the condition of infrastructure, utilities, local improvements and other improvements, and amenities on and surrounding that Owner's Lot, of any nature or kind installed or provided by or on behalf of the Developer or Lacombe County (or any other applicable governmental authority) and must submit a written notice of any damages to the Developer prior to taking possession of the Lot. If no such damage report is received by and agreed to in writing by the Developer prior to the transfer of the Lot to, or taking of possession by, the Owner, any damages assessed to the Lot will be charged to the Owner and become the sole responsibility of the Owner. The Owner shall be expected to take normal precautions to prevent damage to any such infrastructure, utilities and improvements. Except as agreed to in writing by the Developer as hereinbefore set forth, the Owner is responsible for all damages to any such infrastructure, utilities and improvements including any such damage caused by such Owner or those for whom such Owner is responsible at law.

Damages to such infrastructure, utilities and improvements, including manholes, valves, gutters and the like, can be minimized where proper precautions are taken. The Owner is responsible for protecting the above improvements when it is necessary for heavy vehicles to be driven onto the Lot. Notwithstanding anything herein to the contrary, the Owner is solely responsible for ensuring such protection. Any repairs necessary as a result of subsequent damage will be charged to the Owner and shall be paid forthwith on demand. All applicable laws of any applicable

governmental authority including Lacombe County, governing restrictions of tractor-type equipment on paved streets will apply.

The Owner of the Lot shall remain liable to repair and replace any damage occasioned to the roadways or other improvements, running through the Subdivision by such Owner, his contractors and subcontractors or those for whom the Owner is responsible at law, in the course of construction, and construction shall be deemed to be incomplete until such repairs and replacements are made.

Prohibited Construction and Development:

The following developments and undertakings are declared prohibited within the Subdivision and on each of the Lots comprising the same, namely:

- (a) the movement on to any Lot of a Building from any other location outside the Subdivision;
- (b) mobile homes or manufactured homes, of any size, configuration or description;
- (c) the use upon a Lot or otherwise within the Subdivision, of any vehicle, motor home or trailer for on-site residential or accommodation purposes for any period in excess of two (2) weeks;
- (d) any use of development not in compliance with any municipal, Provincial or Federal bylaw, regulation, statute or ruling.

Water Meter

All Lots require the installation of a water meter, installing the meter and model specified by The Properties of Eagles Quay Co-op Ltd.

Disputes and Enforcement

Should disputes arise, the Architectural Consultant shall make the decision on the acceptability of plans, and the Architectural Consultant's decision will be final and binding on all Owners. The enforcement, administration and interpretation of these guidelines shall be at the discretion of the Developer. The unfettered application of these guidelines shall be without notice or precedent.

Assignment

The Developer may, at any time, and from time to time, and either permanently or temporarily, in the Developer's discretion, assign to a third party, including a homeowner's association or co-operative, or any organization composed of one or more Owners, any benefit, option, power, discretion or decision making ability vested in the Developer hereunder, (including the discretion and authority to re-delegate or re-assign) and including any such authority assigned to the Architectural Consultant.

FINAL BUILDING APPROVAL

Upon being advised by the Owner of the completion of the home, including landscaping, as required hereby, the Architectural Consultant will carry out a site review to confirm conformance to the Architectural Guidelines and the approval previously granted.

This inspection will form the basis of a recommendation to Eagles Quay regarding the refund of the Security Deposit. Any Security Deposit not requested for release for a period of two years after home construction is complete will be forfeited to the Developer.