

DESIGN GUIDELINES

INTRODUCTION

The purpose of these guidelines is to produce a community of common design elements utilizing a shared design vocabulary, while permitting individual expressed in the design of the houses. The guidelines are meant to produce a warm and welcoming feeling to both the individual house and the community streetscape as a whole. It is the goal of Solcorp Developments (III) Inc. (“**Solcorp**”) to achieve this while respectfully maintaining and enhancing the natural and rustic setting.

1. HOUSE FORM

A. MASSING AND ROOFS

- (i) The houses are to be no more than two and a half storeys with the finished first floor no more than 60 cm above finished grade measured at the front entrance.
- (ii) Detached garages are permitted, however, with the exception of garages no other out-buildings or sheds are permitted.
- (iii) Garages should not dominate the massing of the dwelling. They should be complementary in character and quality to the principal dwelling.
- (iv) Flat and shed roof styles are permitted
- (v) Roofs shall have a minimum 16” overhang around the perimeter of the house.
- (vi) Exposed foundation walls are to be avoided. In order to limit unsightly foundation wall exposure to public view, main wall cladding must extend downward in the following manner:
 - (a) The height of exposed foundation wall shall be within 8” maximum of finished grade on any front, flanking and/or garage wall or any exposed porch wall face.
 - (b) The height of exposed foundation wall on low exposure sides and rear elevations shall not exceed 2’.
 - (c) Exposed foundation walls should be concealed by landscaping.

B. WINDOWS

- (i) Skylights must be flat glass type only, no bubble skylights are permitted.
- (ii) Both vertically oriented windows and ribbon windows are permitted.
- (iii) Casement or single/double hung operating windows are permitted.

C. PORCH/VERANDAHS/ENTRANCES

- (i) Front entrances are to have either a covered porch or roof overhang for weather protection.
- (ii) The main entrance should be the focal point of the dwelling and given emphasis in the following manner:
 - (a) The main entrance should be directly visible from the street.
 - (b) Where entries are not directly visible, a strong entry element (portico, covered porch, etc.) along with sufficient ground level fenestration, is required;
 - (c) A variety of front door styles is encouraged, including some with glazing;
 - (d) The use of 8' high front doors with sidelights and glass incursions is encouraged.

2. MATERIALS

A. EXTERIOR WALLS

- (i) Walls may be made of horizontal or vertical wood sliding, board and batten, wood siding, cedar shakes/shingles or all natural or cultured stone (type, colour and profile for Solcorp's approval). These materials can be utilized in combination with each other.
- (ii) No brick or stucco may be used.
- (iii) Wood sliding must have either a pre-finished painted, stained or site applied paint or stain finish of low or no maintenance.

- (iv) Gables shall be considered as exterior walls and must conform to the above requirements.

B. ROOFS

- (i) Roofs shall be either cedar shingle or multi tab/layered asphalt shingles such as IKO Chateau.
- (ii) Asphalt shall be preferable in earth tones. Black and gray will also be accepted.
- (iii) Eaves troughs/gutters shall be made of pre-finished aluminum in earth tone colours, or copper.
- (iv) Skylights, if used, should be discreetly located on the rear or side slope of the roof and must have a flat profile.
- (v) All flashings shall be made of pre-finished aluminum in earth tone colours or copper.

3. SITING OF THE HOUSE

- (i) Setbacks, coverage, height, building length must comply with bylaw restrictions and requirements.

4. LANDSCAPING AND PLANTING

- (i) Landscaping Plan to be approved by Solcorp or Solcorp's landscape architect.
- (ii) All properties are to be developed in a natural manner, retaining native trees, shrubs, flowers and grasses as well as emulating a natural look with any new landscaping in order to achieve a rustic setting.
- (iii) Each lot owner shall provide a buffer of a minimum of three 6 foot high trees at each side and/or between existing and future buildings. Trees and shrubs shall be planted on the front yards in order to achieve a rustic setting.

5. GENERAL

- (i) All houses are to be designed by a registered architect. Landscaping plans for each lot are also required and must be designed by a registered landscape architect.

- (ii) Sketch designs plans for each house and lot landscaping are to be submitted for review and approval to Solcorp. The approval of Solcorp shall not be unreasonably or arbitrarily withheld or delayed. All plans shall be submitted to Solcorp at Solcorp's office, including a full-size complete set of drawings.
- (iii) Solcorp reserves the right to change, amend or alter these deign guidelines from time to time in its sole, absolute and unfettered discretion and to grant exemptions or waivers in whole or in part to the owner of any Lot or Lots and any such decision(s) shall not be open to challenge or appeal.