

# CASTLEBROOK - STAGE 13A ONLY

## ARCHITECTURAL AND CONSTRUCTION GUIDELINES

### Minimum Sizes

Split Level – excludes any developed area over garage	1200 sq. ft.
Bi-Level (raised bungalow)- main floor only	1200 sq. ft.
Two storey or One and one-half storey	1800 sq. ft.

- The minimum house width excluding the garage must be 28 feet. Houses should be designed and sited with consideration for the unique characteristics and attributes of the neighbourhood and it's topography.

### Garage and Driveways

- Double attached front drive garages are a requirement.
- All garages must be located in accordance with the Garage Location Plan. Driveways/walkways to be constructed of poured-in-place concrete or paving stones.

### House Design

- A sidelight is required on each side of the entrance door on all lots.
- Designs with similar or approximately identical elevations or colour will not be permitted on adjacent lots or within two lots of each other. Repetitive use of elevations will be controlled to ensure an interesting streetscape. Modifications to elevation treatment may be required accordingly. All exterior colour schemes will be approved on a house-by-house basis. The Developer reserves the right to approve or disapprove any colour scheme.
- All model types will be considered on corner lots providing that it can be demonstrated that the elevations selected for these lots have roof lines predominantly sloped towards both streets.
- **Special attention must be given to detail on all front, high visibility side and rear elevations. Architectural features such as window & door surrounds, feature windows, shadow bands, roof line variances, avoidance of blank wall planes and/or application of brick or stone will be required.**
- No false front shall be permitted unless the material utilized on the front elevation of the dwelling is either brick or stone (stacked, not flat) and the brick or stone is complete with an eighteen (18") inch return. All trim details must be returned 18" at side elevations. The use of brick is encouraged as an architectural focus.
- Exterior finishes that will be approved are : Vinyl siding, Hardie Board, stucco, brick or stone
- If using vinyl or Hardie Board exterior, all front elevation windows (and side elevation windows on corner lots) must have trim detail of full battens or shutters.

## Roofing

- Roof material to be an architectural asphalt shingle. Only Cambridge Series by IKO are permitted.
- Colours that will be approved are: Driftwood, Dual Black and Harvard Slate.
- A minimum roof pitch of 6/12 will apply to all homes. A higher roof pitch is encouraged for bungalow/bi-levels to enhance the streetscape.

## Approval Process

- **Plot plans and stakeouts are to be completed by Stantec Geomatics (917-7000), the designated surveyor for the subdivision.**
- **All plans are subject to the approval of the Architectural Committee (Horizon Designs Ltd.; tel. 780-922-8004, fax. 780-922-8013) prior to stakeout.**
- **Deviation from the approved plans shall require written approval prior to commencement of change.**
- These guidelines may be altered, amended or varied by the Architectural Committee respecting any lot if, in the opinion of the Architectural Committee at its sole and absolute discretion, such variance is not detrimental to the overall integrity of the Subdivision.

## Landscaping/Fencing Requirements

The objective of the landscape requirements is to achieve greenery in all front yards within the neighbourhood.

- A minimum of 4" topsoil must be placed over the entire yard.
- A minimum of one tree (minimum one and one half inch (1.5") caliper) is required in the front yard. Where space does not permit the planting of a tree, such as on pie shape lots or, in consideration of utilities, eight shrubs may be submitted. These shrubs must be at least 18" high and planted in a single shrub bed. Where space does not permit a single planting bed, the shrubs may be planted individually.
- Front yards are to be completely sodded to the fence tiebacks. Hard surface landscape materials in lieu of sod are discouraged, but will be considered on an individual basis with the full agreement of the adjoining neighbour. Such landscape treatments will require the planting of additional trees and/or shrubs to achieve the objective of greenery.
- If fencing is constructed along the back of the lot or side yards, it is to be consistent with our project fencing in design and colour ("Stonehedge", solid stain, available at Cloverdale Paint re: "Wrangler Construction").

**Restrictive Covenant** - A Restrictive Covenant is registered on the title of each lot.

**The Vendor, Developer, and Architectural Committee, or their servants, agents, contractors, or appointees shall not be held responsible or liable to any owner or purchaser within the Subdivision for the accuracy, enforcement or compliance with the Architectural and Construction Guidelines.**