

REGENCY HEIGHTS ESTATES

ARCHITECTURAL AND CONSTRUCTION GUIDELINES

Minimum Sizes:

Bungalow	1600 sq. ft.
Two Storey	2600 sq. ft.

- The overall width of the house and garage must be a minimum of 90% of the width of the building envelope for each lot. The minimum house width excluding the garage must be 40 feet. Houses should be designed and sited with consideration for the unique characteristics and attributes of the neighborhood and its topography.

Roofing

- Cedar shakes are mandatory for all roofs. Concrete roof tiles in grey or black are also permitted. Asphalt shingles are not permitted.
- Minimum roof pitch to be 6/12" for two storey homes and 7/12" for bungalows. Minimum roof overhang is 18". The overhang on a secondary roof i.e. dormers, will be appropriate and proportionate to the design

House Design

- The exterior of all homes must be finished in stucco and/or brick or stone. Vinyl siding will not be permitted. Homes finished in stucco must incorporate appropriate built-up and massing details to enhance the front elevation. Brick or stone and/or detailing must be returned 18" on side elevations. Parging is not to exceed 2 feet.
- Designs with similar or approximately identical elevations may only be repeated at the discretion of the Architectural and Approval Committee. Repetitive use of elevations will be monitored to ensure interesting streetscapes. Modifications to elevation treatment may be required accordingly. All exterior colour schemes (including trim) will be approved on a house-by-house basis without repetition on adjacent lots. The Developer reserves the right to approve or disapprove any colour scheme. Notwithstanding the foregoing, the Developer will not permit the predominance of one colour within any portion of the neighbourhood.
- Corner Lots and high visibility lots: Bungalows will be encouraged, however, all model types will be considered. The flanking side of corner elevations will require special treatment. Purchasers are strongly advised to obtain pre-approval prior to purchasing.
- Fascia to be a minimum of 10" wide (bungalows) or 8" wide (2 storey homes).
- Chimney must be finished consistent with the house exterior. Chase to incorporate corbelling detail with a minimum of 2x10 and 2x4 raised bands. Furnace flue must be boxed in with corbelling detail.
- Line of exterior cladding must be lowered accordingly to accommodate sloping grades and walk-out basement designs.

Garage Requirement

- Double attached front drive garages are a minimum requirement. The height between garage overhead door and eave line should be a maximum of 2'. Where the height exceeds 2' or where a gable end is utilized, appropriate detailing will be required.
- All garages must be located in accordance with the Driveway Location Plan. Side entry garages may be permitted provided the garage remains at the specified location and

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there are no conflicts with street furniture or landscaping. The driveway apron must be constructed by the builder at its sole cost and expense. The use of brick or paving stones to trim the driveway to the curb, is encouraged.

Approval Process

- **Plot plans and stakeouts are to be completed by Stantec Geomatics (917-7000), the designated surveyor for the subdivision.**
- **All house plans must be forwarded to Horizon Designs Ltd. (Tel. 922-8004, Fax : 922-8013) for approval prior to stakeout.**
- These Guidelines may be altered, amended or varied by the Architectural Committee respecting any lot, if in the opinion of the Architectural Committee and at its sole and absolute discretion, such variance is not detrimental to the overall integrity of the Subdivision.

City Requirement

- Grading of the lot must be in strict conformance with the Grading Plan approved by the City of St. Albert.
- The sewer and water levy payable to the City of St. Albert is the sole responsibility of the builder.
- Anchored splash pads, sump pumps and backwater valves are mandatory requirements.

Landscaping/Fencing Requirements:

The minimum landscaping requirements must be completed by the new home purchaser within twelve (12) months of occupancy, weather permitting.

- A minimum of 4" of topsoil must be placed over the entire yard.
- Front yards are to be completely sodded to the fence tie-backs.
- The minimum requirement for the front yard is one tree and a prepared shrub bed containing at least 8 shrubs. The minimum tree can be either a Colorado Spruce (minimum of eight (8) feet in height or a deciduous tree (minimum two and one half inch (2.5") caliper). The shrubs in the bed are to be at least 12 – 18" in height.
- Front yard landscaping shall extend to and wrap around the front corners of the house.
- In the event of a side drive garage/driveway, mandatory landscaping must be placed at the garage end wall yard, additional plant material must be placed at entrance yard side.
- If any new fencing is constructed on side yards, it is to be consistent in design and colour (Cape Cod Grey if wood screen or black if wrought iron) with our project fencing.
- In addition, Canterra will be planting a tree in front of most homes in the boulevard (provided that there is sufficient space available).

The Vendor, 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.