



The RIDGE – PHASE 3A DESIGN GUIDELINES

(Revised July 23, 2018)

It is Buckstone Investment's intent to develop a modern concise energy efficient urban residential community emphasizing pedestrian activity. Diversity in housing design is encouraged and zoning is provided to allow diversity in housing form.

1 Single Family Home Form and Character

No house plan shall be repeated within three lots of another.

Lot purchasers are encouraged to design housing units with varied massing in consideration of the street scape. Designs should encourage strong roof lines (use of dormers, gables, etc.), and should use a variety of exterior finish materials using wood, cement fiber boards, horizontal siding, acrylic stucco, brick or stone. Vinyl siding will not be permitted.

Designs that have facades with large planes of single uniform materials will not be allowed. Elevations shall include detail of trim on facades and around windows.

Front entrances are to be prominent from the street.

House designs shall include the following elements:

- Gable and/or hip roof forms
- Architectural detailing including porches, verandas and porticos will be encouraged. The inclusion of accent finishing including stone, masonry work, timber framing etc. is encouraged.
- Corner boards, if horizontal siding is used.
- Multi-pane windows and vertical double-hung window openings are encouraged. One opening (door or window) per story of each elevation is required to break up large expanses of exterior walls.
- Asymmetrical front facades are required.

- All garage doors must include windows.
- Roofing materials must have a minimum 30 year warranty and be approved by Buckstone.
- Roof pitches less than 5:12 are not allowed, unless it is a house of unique architectural design allowed in special circumstance as approved by Buckstone Investments, Ltd.

Chimney and vent stacks if visible from the street shall be clad in materials consistent with the front elevation.

Where full gable roof lines are used, the gable must be in contrast to the lower wall finish.

2 Review of Plans

No improvements shall be constructed on a Lot unless and until plans and specifications for the proposed construction have been submitted to and approved in writing by Buckstone Investments. All plans and specifications must be in accordance with this Schedule and the Design Guidelines established by Buckstone Investments from time to time.

This process does not preclude the Owner of any Lot from complying with the building permit requirements of the City of Courtenay.

The refusal of Buckstone Investments to give approval for construction will not be actionable by any person under any circumstance, it being in the sole discretion of Buckstone Investments to give or withhold such approval.

Buckstone Investments will communicate in writing its approval or reasons for not giving approval to the Owner and will also, where appropriate, make recommendations in writing as to how the siting, design or finishes might be amended to fit more harmoniously with the Design Guidelines and intent of Buckstone Investments.

3 Lot Grading

The finish grade of the Lots is designed as part of the subdivision engineering plans and is approved by the City of Courtenay. The existing ground elevations before house construction may not be at the finish grade (design grade), but it will be the Owner's responsibility to establish the lot elevations to the design grade as shown on the

engineering drawings. All costs to establish the design grade of the Lot will be that of the Owner.

4 Building Location

No building shall be erected on any residential building lot unless side lot clearances and front line setbacks are more fully in compliance with the city zoning bylaw for CD - 21 zoning district. Eaves, window wells, overhangs and steps shall also be constructed in such a way so as to comply with such zoning bylaw, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

5 Fencing

All fencing provided by the Owner, or anyone other than Buckstone Investments, shall require the approval of Buckstone Investments prior to installation. No fencing shall be permitted to extend beyond the front of the primary structure facing the front of the lot, except on corner lots as approved by Buckstone Investments.

No fence shall exceed two (2) meters in height.

Buckstone Investments shall install fencing along the rear lot line of Lots 12 through 23 inclusive and along the rear lot line of Lots 40 through 48 inclusive and along the East side yard of Lot 23 and along the West side lot line of Lot 12 and along the West side yards of Lot 1 and Lot 48 abutting the park. Fencing provided along the rear lot lines adjacent to the park as described herein shall not be screened off with parallel barrier fences to create rear yard privacy. Rear yard privacy will only be allowed by using natural landscaping elements within the rear yards along this park. The fencing provided by Buckstone Investments shall be owned, maintained, repaired and replaced as necessary by the Owner of the abutting Lot.

All other side and rear lot fencing, and where permitted, is to be constructed at the Owners' expense.

6. Construction Waste Management

During construction of the home on the Lot, the Owner/Builder will sign a construction waste management document prepared by Buckstone Investments, and will submit it to the City as part of his building permit application. The Owner/Builder will use Best Management Practices (BMP's) for waste management during construction of the home.

7. Signs

No billboards or advertising signs of any kind or character shall be erected, placed, permitted or maintained on any Lot except as herein expressly permitted. A name and address sign used solely for the purpose of identification of the dwelling house occupants may be placed on the property by its occupants provided the design of the sign is approved by Buckstone Investments prior to installation. The provisions of this paragraph may be waived by Buckstone Investments only when in its discretion the same is necessary to promote the sale of the property in the area or promotion of the premises. Buckstone Investments may erect, place and maintain such sign structure or structures as it deems necessary for the operation or identification of the subdivision.

8. Storm Water Management

The Owner/Builder agrees that a minimum of 300mm of amended topsoil is to be placed over all pervious (landscaping) areas.

Each home constructed in this Phase is required to install a storm water management feature (rock pit/garden) on the Lot, provided that the geotechnical subsurface conditions of the lot are suitable for infiltration. It has been determined by the geotechnical engineer that these features are not required as the soil characteristics are not suitable for infiltration.



The RIDGE – PHASE 3B DESIGN GUIDELINES

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1 Single Family Home Form and Character

No house plan shall be repeated within three lots of another.

Lot purchasers are encouraged to design housing units with varied massing in consideration of the street scape. Designs should encourage strong roof lines (use of dormers, gables, etc.), and should use a variety of exterior finish materials using wood, cement fiber boards, horizontal siding, acrylic stucco, brick or stone. Vinyl siding will not be permitted.

Designs that have facades with large planes of single uniform materials will not be allowed. Elevations shall include detail of trim on facades and around windows.

Front entrances are to be prominent from the street.

House designs shall include the following elements:

- Gable and/or hip roof forms
- Architectural detailing including porches, verandas and porticos will be encouraged. The inclusion of accent finishing including stone, masonry work, timber framing etc. is encouraged.
- Corner boards, if horizontal siding is used.
- Multi-pane windows and vertical double-hung window openings are encouraged. One opening (door or window) per story of each elevation is required to break up large expanses of exterior walls.
- Asymmetrical front facades are required.

- All garage doors must include windows.
- Roofing materials must have a minimum 30 year warranty and be approved by Buckstone.
- Roof pitches less than 5:12 are not allowed, unless it is a house of unique architectural design allowed in special circumstance as approved by Buckstone Investments, Ltd. Contemporary homes designs will be allowed in special circumstances only.

Chimney and vent stacks if visible from the street shall be clad in materials consistent with the front elevation.

Where full gable roof lines are used, the gable must be in contrast to the lower wall finish.

2 Review of Plans

No improvements shall be constructed on a Lot unless and until plans and specifications for the proposed construction have been submitted to and approved in writing by Buckstone Investments. All plans and specifications must be in accordance with this Schedule and the Design Guidelines established by Buckstone Investments from time to time.

This process does not preclude the Owner of any Lot from complying with the building permit requirements of the City of Courtenay.

The refusal of Buckstone Investments to give approval for construction will not be actionable by any person under any circumstance, it being in the sole discretion of Buckstone Investments to give or withhold such approval.

Buckstone Investments will communicate in writing its approval or reasons for not giving approval to the Owner and will also, where appropriate, make recommendations in writing as to how the siting, design or finishes might be amended to fit more harmoniously with the Design Guidelines and intent of Buckstone Investments.

3 Lot Grading

The finish grade of the Lot is designed as part of the subdivision engineering plans and is approved by the City of Courtenay. Buckstone has established the final or finished grade at the four corners of the Lot and the Owner, or Owner's builder is expected and required to maintain these grades. The existing ground elevations within the Lot before house construction may not be at the finish grade (design grade), but it will be the Owner's responsibility to establish the lot elevations to the design grade as shown on the engineering drawings. All costs to establish the design grade of the Lot will be that of the Owner.

4 Building Location

No building shall be erected on any residential building lot unless side lot clearances and front line setbacks are more fully in compliance with the city zoning bylaw for CD - 21 zoning district. Eaves, window wells, overhangs and steps shall also be constructed in such a way so as to comply with such zoning bylaw, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

5 Fencing

All fencing provided by the Owner, or anyone other than Buckstone Investments, shall require the approval of Buckstone Investments prior to installation. No fencing shall be permitted to extend beyond the front of the primary structure facing the front of the lot, except on corner lots as approved by Buckstone Investments.

No fence shall exceed two (2) meters in height.

Buckstone Investments shall install chain link fencing along the rear lot line of Lots 1 through 16 inclusive. Fencing provided along the rear lot lines adjacent to the walking trail/open space/park as described herein shall not be screened off with parallel barrier fences to create rear yard privacy. Rear yard privacy will only be allowed by using natural landscaping elements within the rear yards along this park. Buckstone Investments shall install a six foot cedar fence along the West property line of Lots 51 through 58. Buckstone Investments will also install an ornamental fence along the front property line of Lots 20 to 33 inclusive. Buckstone Investments will install a concrete fence along the East side yard of Lot 11 and along the West side yard of Lot 12. Lastly, Buckstone Investments will install a chain link fence along the North side yard of Lot 54 and the South Side yard of Lot 55. All fencing provided by Buckstone Investments shall be owned, maintained, repaired and replaced as necessary by the Owner of the abutting Lot.

All other side and rear lot fencing, and where permitted, is to be constructed at the Owners' expense.

6. Construction Waste Management

During construction of the home on the Lot, the Owner/Builder will sign a construction waste management document prepared by Buckstone Investments, and will submit it to the City as part of his building permit application. The Owner/Builder will use Best Management Practices (BMP's) for waste management during construction of the home.

7. Signs

No billboards or advertising signs of any kind or character shall be erected, placed, permitted or maintained on any Lot except as herein expressly permitted. A name and

address sign used solely for the purpose of identification of the dwelling house occupants may be placed on the property by its occupants provided the design of the sign is approved by Buckstone Investments prior to installation. The provisions of this paragraph may be waived by Buckstone Investments only when in its discretion the same is necessary to promote the sale of the property in the area or promotion of the premises. Buckstone Investments may erect, place and maintain such sign structure or structures as it deems necessary for the operation or identification of the subdivision.

8. Storm Water Management

The Owner/Builder agrees that a minimum of 300mm of amended topsoil is to be placed over all pervious (landscaping) areas.