



ARCHITECTURAL GUIDELINES

PARKLAND COUNTY

REVISED

May 2016

DIRECTORY

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The information contained herein is intended as a guide.

The enforcement of these guidelines and interpretation of same shall be at the sole discretion of The Developer.

The Developer reserves the right to revise these guidelines without notice.

CORNERSTONE ESTATES

Architectural Guidelines

In an effort to maintain an attractive and cohesive appearance for the homes in **Cornerstone Estates** and to respect the individual tastes of the homeowners these guidelines allow for a range of housing within the framework of developing a high quality, upscale community and are designed to protect each homeowner's investment. The theme chosen for **Cornerstone Estates** favors a country estate theme with meticulous attention to elevation detail. The house type, position and plotting of the dwelling will be controlled to ensure compatibility with adjacent homes in the sub-division.

Whether your home is built to **Cornerstone's** minimum specifications or the ultimate dream home, finishing will tell the story, weaving each home into the fabric of this quality neighborhood. Ultimately, small finishing details can make a big difference in overall appeal. Our developer and our builders are commissioned to provide their guidance and cooperation in assisting each homeowner/builder to meet the objectives of this prestigious neighborhood.

As **Cornerstone Estates** is an environmentally responsible development, each residence constructed is highly encouraged to use an approved Geothermal Heating system as its primary method of heating. All Geothermal systems must comply with Parkland County's requirements.

Once completed, **Cornerstone Estates** is expected to be a premiere rural subdivision offering a quality acreage lifestyle that has all the major benefits of nearby amenities (such as Wal-Mart, Superstore, Home Depot), recreation facilities (such as the Tri-Leisure Centre & various golf courses), adjacent nearby lakes, walking paths, cross country ski paths and a choice of academic schools and professional services.

Welcome to **Cornerstone Estates!**

Introduction

In the early part of the 20th century the Gamble family homesteaded on the half section that contains **Cornerstone Estates**. In 1918 the original log home was built on the property which is now the home for the family's fourth & fifth generations.

These guidelines are put in place to ensure that the subdivision is of high quality, reflecting the desire to create a legacy for the Gamble family. We have tried to take full advantage of the various diverse attributes of the sites, natural forest, rolling hills and lake views. Over forty-five (45) acres will remain as natural sites for family activities such as walking trails or cross country ski trails or simply enjoying the wildlife.

The general architecture for **Cornerstone Estates** encourages a country estate theme. Any lot within this sub-division shall not be developed or used for anything other than single-family residential purposes.

Appropriate massing, proportions and detailing are critical to the architectural merit of each home using elements that contribute to the quality of design.

Modular or off-site pre-fabricated homes will not be considered in **Cornerstone Estates**. Construction package homes of superior standard will be considered by the Developer, reviewed on a lot by lot basis.

Agreement

Every purchaser undertakes to be bound by these Guidelines and agrees that these Guidelines form part of an agreement between the Purchaser & Developer which shall be registered on title by means of a Restrictive Covenant registered on the title of each individual property.

The enforcement, revision, variance & interpretation of the Guidelines shall be determined solely by the Developer.

The purchaser agrees to begin construction on the Lot within eighteen (18) months of the date of purchase of the Lot. Once construction has begun the home must be completed to a finished exterior state within one (1) year. The purchaser agrees not to construct any house or other building on the Lot otherwise than in accordance with these guidelines and agrees not to commence construction on the Lot until final approval has been granted by the builder and the developer.

Prior to stake out, the Developer requires the purchaser to place a security deposit of up to \$15,000.00

If the home and landscaping are not completed in accordance with these Guidelines, the Purchaser shall be liable to the Developer for damages. Damages shall be equal to:

- 1) \$15,000.00, plus
- 2) Costs incurred by the Developer to enforce these Guidelines and the Restrictive Covenant against the Purchaser, including costs incurred by the Developer to modify the Purchaser's house to comply with these Guidelines and the Restrictive Covenant.

The Developer shall be entitled to apply the Security Deposit to these damages immediately upon determination by the Developer that the Purchaser is in default of the Purchaser's obligations under these Guidelines or the Restrictive Covenant, and if the Security Deposit is not sufficient to pay the full amount of the damages required to be paid by the Purchaser, the Purchaser shall pay any shortfall on receipt of written demand for payment from the Developer. The Purchaser hereby charges and mortgages the property purchased from the Developer as security for the damages determined by these Guidelines to be owed to the Developer by the Purchaser.

If the Security Deposit has been applied wholly or in part to repair physical damages caused to the improvements installed by the Developer, the balance of the Security Deposit not applied to such repairs shall be held as security for damages which may result from the Purchaser upon satisfactory completion of construction of a house on the Purchaser's property.

Nothing in these Guidelines shall prevent the Developer from taking such action, including an application to the Court for an Order prohibiting the Purchaser from constructing contrary to these Guidelines or the final architectural approval, or compelling the Purchaser to abide by the terms of the Guidelines or the Restrictive Covenant, or both.

The Purchaser acknowledges that upon completion of the subdivision the Developer may have no further interest in **Cornerstone Estates** permitting it to enforce the Restrictive Covenant and that owners of other lots in **Cornerstone Estates** shall be authorized as benefitting owners to enforce the terms of the Restrictive Covenant against the Purchaser in the event of the breach by the Purchaser.

CORNERSTONE Architectural Design

Prior to application to Parkland County for development or building permits, the builders and/or the purchasers are required to confirm with the developer that all designs adhere to these CORNERSTONE Architectural Guidelines.

HOUSE DESIGN

Siting/Plotting

Initial and lasting impressions of the Sub-division will be a result of the overall relationship of buildings to each, from the view from street and the quantity and quality of the landscaping. These relationships should present an image of quality estate living therefore the Architectural Guidelines criteria has been designed to achieve this vision. The criteria allow flexibility to allow an "estate" ambiance for each homeowner.

Setbacks/Separation Space/House location

All plot plan setbacks will be reviewed on a lot by lot basis by the Developer. Suggestions of plotting can be discussed with the Developer upon purchasing each lot. Final acceptance of the plotting must be reviewed by the developer.

All setbacks must conform to the minimum requirements established by Parkland County land-use bylaws as follows:

		Developer Recommended
- Front yards	7.6 meters (25 ft)	30 meters
- Side yards	6.1 meters (20 ft)	8 meters
- Rear yards	6.1 meters (20ft)	8 meters

Approvals of all setbacks are at the sole discretion of the Developer.

Cornerstone Estates' requirements take precedence where they exceed the requirements of the County. The dwelling is to be centered in the building pocket with equal side yards, unless it can be demonstrated to the Developer that there is reason to allow otherwise.

Repetition

Similar elevations may not be repeated within two lots (XaoX) of each other on the same side of the street nor directly across the street. Repetitive use of elevations will be monitored to ensure an interesting streetscape from any given angle. While similar house plans and elevations are inevitable it is however possible to vary the design by changing roof lines design and/or pitch, placement, design or size of window and door openings, entrance features, etc. Modifications to elevation treatments may be required.

Dwelling Unit Size

Care must be taken to integrate the unique values of each home with special attention to relationship with neighboring properties. Relative massing, siting/plotting and style will be of utmost importance in assuring a variety of styles with each home complimenting its neighbor and the subdivision. Houses should have consistency of mass and volume within the streetscape. As such, house widths and sizes must relate proportionately and logically to the lot width and to adjacent houses. All 2-Storey homes shall have a variation in wall plane, no box style designs will be allowed.

Cornerstone's generously-sized lots provide room for all homes to be built well in excess of minimum requirements noted below. However, the minimums provide the opportunity for variations in size which will contribute to the ultimate character of the neighborhood.

The minimum house size requirement is calculated above grade. The dwelling construction upon the lot shall have the minimum floor area, excluding basements & bonus rooms.

SIZES - SIZES - Single Family Homes	Square Footage
Bungalow	1900 @ main floor only
Bi-levels	1900 @ main floor only
Split level	2400 @ above ground levels only
2-Storey	2800

Full building width (house + garage combined) must maximize the pocket width. All plot plans will be approved by the Developer on a lot by lot basis to consider view lines to benefit all.

Rear Elevation Requirement

Roadway Lots 34 Block 2 & Lot 35 Block 1

Corner Lots 9 & 15, Block 3

Detail to be same as required for Corner lot detail

Homes on designated lots with walk out orientations must incorporate a combination of architectural measures as to address 3-storey appearance in highly visible settings which include;

- Variations in wall planes
- Absence of blank wall space
- Downhill sloping roof lines
- Dormers
- Decks & decorative posts/columns
- Decorative windows
- Minimum parge line to be maintained

Corner Lots: (with high visibility)

Roadway Lots 34 Block 2, Lot 35 Block 1

Entrance Lots 1, Block 3 & Lot 37,

MR Flanking Lots 8 & 9, 13 & 15, Block 3

Corner lots have greater public visibility because of a second front elevation. For successful home design on a corner lot, the appropriate front elevation treatment must continue onto the flanking elevation as it is even more visible than the front elevation from the street. Modifications to side elevations may be required where it is felt that the objective of the development has not been achieved.

- 2-Storey plans will be allowed on corner lots.
- Side elevation detail on all corner lots must be approved. Additional detail & modifications may be required.
- Same detail as used on front elevation required, full battens detail, grills, muntin bars or stone/brick.
- Open gable roof lines require detail i.e.) shadow board, truss detail, louvres, etc.
- Detail required i.e.) appropriate wall heights; window placement and detail treatments, boxouts.
- Minimum parge line to be maintained.

Exterior Finishes

Acceptable finishes permitted; Stucco, Brick, stone or cultured stone (cultured or natural), Stone Tile, Hardie-Plank siding or equivalent i.e.) Can-Excel

Vinyl siding will not be permitted.

Each material is to be complemented by details appropriate to the style of the house and country estate theme of the subdivision. Plain undecorated design will not be acceptable and the design and the detail of all trim material must be consistent with the selected style.

All homes to have a continuous finish, no false fronts allowed unless the front elevation is full face brick, stone or stone tile complete with a wrap around the corner onto the side elevation of a minimum 24- inches. Where STUCCO is the predominant finishing material on the front elevation;

- All window & door openings require detail i.e.) stucco build out battens.
- Stucco is to be machine applied or trowel finish and is required to incorporate extensive build-out detailing or quoining @ corners, eaves and base areas in addition to window & door openings.
- Open gable roof lines require detail i.e.) shadow board or louvers.
- Brick or Stone is optional; if stone is not used extensive stucco detail is required.

Where Hardie Plank or similar product is the primary finish, the use of stone on garage & house face profiles is mandatory.

BRICK OR STONE is optional, however when used must be on both house & garage face. Where used must be a minimum of 3-feet in height complete with minimum 24-inch return onto side elevation.

ENTRANCES The main entrance of the house should be accentuated with architectural features to be inviting, such as arched or fan windows, porches, archways, sidelights, covered entries, etc. The entrance of each home should be designed to create an inviting and distinguished image.

WINDOW GRILLS or Muntin bars - are optional.

Exterior Colors

Exterior color schemes will be reviewed and approved on a house-by-house basis. All exterior color schemes must be approved by the developer. The developer reserves the right to approve or disapprove any color scheme & has the authority to make changes in a color scheme so that it blends with adjacent homes.

- Similar colors must be separated on the same side of the street by 2 lots (XoX)
- Similar color will not be allowed directly across the street
- Same soffit/fascia/eave color must be separated by 1 lot (XoX) on the same side of the street
- Contrasting accent colors must be used. All elevations must use 2 colors other than the roof; stone/brick can be used as a secondary color.
- Garage doors colors must coordinate to overall color scheme or be black, white or wood.

Intense shades will be reviewed on a lot by lot basis at the discretion of the Developer.

Roofing

The roof lines on any unit must be consistent or complementary to the total house design. MATERIAL must be one of the following options:

MATERIAL must be one of the following options:

1. Cedar Shakes, Concrete or Clay Tile
2. Asphalt laminated shingle (dimensional), IKO - Cambridge Series, BP - Harmony Series or equivalent.

PITCH minimum requirements are as follows:

Bungalows & Bi-Levels - 7:12

Two Storey models - 6:12

OVERHANG minimum requirements are as follows:

18" on all models, narrower eaves may be considered where structurally required such as at box-outs @ the full discretion of the Developer.

FASCIA minimum requirements are as follows:

Bungalows and bi-Levels - 10"

Two Storey Models - 8"

CHIMNEYS & FLUES

- must be boxed in - finished with same materials &
- colors as the house - Complete with corbel detailing
- No more than 24" of exposed pipe is to extend above the enclosure.
- All roof vents and stacks are to be at the back of the house where possible.

Garages & Driveways & Walkways

All homes require minimum triple attached garages.

Garage location to be positioned to best suit the total elevation and natural grade of the lot, care should be taken to design the garages so as not to overwhelm the total elevation.

Multiple garages must have staggered bays, as to avoid long uninterrupted wall plane and to create a variance in roof lines.

Garages must have upgraded garage overhead doors of wood or insulated metal.

The maximum distance between the top of the overhead door and the eave line should not be more than 2 feet without the addition of an architectural feature such as a louver or stucco detailing.

Blank walls visible from the street are not accepted, where the overall design incorporates a side drive or angled garage, detail must be added to the garage end wall when visible from the front roadway.

Walks & entry risers to be of the same material as driveway or border material (if used) Driveways are to be poured as shown on the plot plan prepared by the Designated Surveyor. Front driveways and walkways may be constructed of the following materials;

- Standard broomed concrete, stamped or colored concrete OR colored concrete paving stones
- Exposed aggregate (maximum aggregate size 3/4" diameter) or washed concrete
- Graveled or paved (asphalt) driveways are prohibited.

Accessory Buildings

Out buildings must be designed and constructed to match the same style as the house and are to be of the same materials & colors as approved for the house itself. Placement of these buildings should be carefully considered and their impact to neighbors minimized.

All outbuildings must conform to County land use bylaws.

Landscaping Requirements

Completion of the front yard landscaping is the responsibility of the homeowner and is a prerequisite to requesting final approval from the Developer.

Front yard landscaping must be completed within 2 years from the date of occupancy and in accordance with the landscaping requirements contained in these guidelines. Failing to complete this will constitute a default under these guidelines and as such the deposit shall be applied toward the predetermined liquidated damages as set out on Page 6 of these guidelines.

The Developer of **Cornerstone Estates** has maintained natural tree coverage where possible as part of the overall plan to maintain privacy as well as the ambience of a country estate neighborhood.

Minimum landscaping requirements are as follows;

TREES Existing trees outside the building footprint must be retained. If removal is required due to exceptionally well-sited houses or safety reasons, the Purchaser shall during the preliminary submission for approval, identify to the Developer the trees they wish to be removed.

FRONT YARD landscaping must consist of;

- Natural sod from the front face of the building to the road including the ditch. However it is encouraged to use areas of landscape rock detailing for borders/beds/creeks.
- Must include three (3) trees
 - Deciduous trees must be a minimum 2-inch caliper
 - Coniferous trees must be minimum 6-feet in height (upright junipers & cedars will not be accepted as trees) OR 2 trees and one 6 shrub bed - Shrubs must be a minimum 18" in height if a global variety or minimum 18" wide if spreading variety.

Full yard ecoscape or hard surface landscaping is NOT allowed. However smaller areas are preferred.

Synthetic sod will be allowed in small areas only on a lot-by-lot review basis only. If considering use of synthetic sod, full landscape plan must be submitted to the Developer for review & approval prior to commencing.

REAR YARD - no landscaping is mandated.

Fencing Requirements

Black chain link fencing may be used on side yards and @ the rear property lines only up to the front face of the dwelling. Privacy Slats are optional, however if used must be black.

No fencing is allowed from the front of the dwelling to the roadway, unless a gated yard is approved by the Developer. If approved, then front property line fencing up to the gate must be upgraded material i.e.) Wrought Iron.

In all cases the height of any fencing shall not exceed 5-feet.

Parge Line

Special attention is to be given to the treatment of exposed concrete foundation walls. A maximum of two (2) feet parged concrete must be maintained on all visible elevations of the home, ahead of a side yard tie-back fence/gate.

Retaining Walls

Any retaining walls that may be required are the full responsibility of the property owner and must not compromise the grading design and drainage of the lot.

Where retaining walls are required visible from any roadway, natural elements such as rock and wood are preferred for construction. Allan block can also be utilized and concrete is acceptable if appropriately finished to view. Retaining structures over 1.2 m in height must be stepped to reduce the visual mass.

Risers

- No more than 4risers per set risers per set will be allowed at the entrance, without the separation of a landing if more are required.
- If more than 4 risers are required the minimum parge line must be maintained, if greater than the minimum parge line is exposed, the foundation must be strapped with the same material as the house in order to meet the requirements.

Lot Entrance Feature

Every lot will have an entrance featuring the address on a post, recommended to be similar to those present on sites nine and thirty-four. The homeowner is responsible to maintain this feature.

SITE CONSTRUCTION

Pre-construction lot inspection

Prior to the commencement of building, the builder must inspect the lot and all surface improvements, utility services and any adjacent landscaping. All discrepancies or damages must be reported in writing to the Developer. It is the Purchaser's/Builder's responsibility to check with the Engineering Consultant or Designated Surveyor for all applicable drawings, and any special conditions.

Interim Building Review

The Developer may carry out an onsite review of the homes during construction. Periodic checks may be made to ensure conformance to approved grading plans and the Architectural Guidelines. Modifications may be requested related to actual site conditions & construction detail.

County Regulations

Formal standards for development will be those as established in the County of Parkland Land Use Bylaw. Conformity with the Architectural Guidelines does not supersede the required approval process of Parkland County.

Start

Site work must NOT commence prior to architectural approval being given and development/building permits issuance.

Signage

Any "For Sale" and builder signage during construction are to be in a standard format as approved by the Developer. Signage from any suppliers or trades is not permitted. Suppliers and builders may use the Developers Log Cabin Office to place pamphlets.

Water and Sewage

Where required, each homeowner is required to construct Cisterns of sufficient size for water supply and must follow Parkland County septic field/tank guidelines.

Lot Grading

Lot grading of each lot shall be done in a manner that does not adversely impact adjacent lots. In the event there is a significant difference in elevations, such that runoff from one lot flows onto the neighboring lot and caused erosion or soil disturbance, provision must be made for drainage between the lot boundaries or some other method of controlling water follow must be implemented.

Disposal of Excavation Dirt and other Construction Waste

The purchaser shall pile or caused to be piled excess excavation dirt and other construction waste in a specified area if so designated by the Developer or its agent. The Purchaser shall keep excavation dirt within the confines of the lot being built on. Any spillage onto the roads or adjacent lots shall be removed by the Purchaser forthwith. If the Purchaser shall fail to comply with the requirements of this paragraph, the Developer may remove the dirt and waste and change the cost to the Purchaser.

Maintenance

The Purchaser shall be responsible for maintaining the Lot and ditches in good condition by eliminating weeds and/or mowing grass thereon.

Charges for Damages

The Purchaser shall be responsible for all damages to any local improvements, utilities or survey installation of any nature or kind installed or provided by or on behalf of the Developer or the Municipality.

Loam

The Developer may at its sole discretion, agree to grant the Purchaser the right to remove loam to landscape the Lot from designated stockpiles, provided that a supply of topsoil is available. The Developer makes no representation as to the availability or quality of such loam. The Purchaser agrees to specify the amount of loam required and to request the right to remove loam at least forty-eight (48) hours prior to the proposed removal of the loam and agrees to ensure the stockpile is left in a reasonable condition and that all haul roads are kept free from dirt and debris by virtue of this work. Removal of loam is at the sole cost and risk of the Purchaser.

MISCELLANEOUS

Recreational & Commercial Vehicles

Recreational vehicles and commercial vehicles in excess of 1 ton capacity are not permitted in the Development. Recreational vehicles and commercial vehicles of 1-ton capacity or less shall not be stored in the front yard or on the driveway of any property between the building and the front roadway. If otherwise stored on the lot, the vehicle must be housed inside the garage or screened with plantings to reduce the unattractive visibility of such vehicles from abutting streets and adjacent homes.

Satellite Dishes

Satellite dishes or other electronic equipment must be no larger than one meter in diameter and must be placed as not to be visible from the front roadway.

Animals

No insects, reptiles, horses, poultry or animals of any kind shall be raised, bred or kept or raised on properties except the usual and ordinary domestic household pets. The ordinary domestic animals may be kept on lots provided that they are not kept, bred or maintained for commercial purposes. All animals are to be kept in a secure enclosure within the Purchaser's property or on a leash following Parkland County Control Bylaws.

APPLICATION PROCEDURE

Architectural Approval

The Developer for this project will review and provide approval of house plans for builders or buyers of the building lots. The Buyer or the buyer's agent, or builder, shall, prior to applying for permits or commencement of any construction upon the lot submit the following information to the Developer.

Pre-approval of elevations & preliminary plotting is highly suggested.

All FINAL application submissions must include the following information:

- a. Color application form
- b. One complete set of blueprints to the scale of ¼" - 1'0" complete with all elevations, including cross section & reflecting correct finishing materials.
- c. One copy of the plot plan, reflecting house grades, drainage patters, garage elevations & risers @ entrance and driveways.

No verbal approvals shall be given for any house plan approval.

The Developer will review the plan and recommend approval, modification or rejection of the Application based on the adherence of the plans to these guidelines.

The original plans may not be altered without prior approval by the developer. Changes that are not reported will be taken into consideration on completion of the final inspection and may result in the security deposit not being fully refunded.

No stake outs will be granted until:

- Land purchase documents have been finalized & required security deposits have been received by the Developer

Disputes

Should a dispute arise, the builder may present the situation to the Developer for appeal. The decision of the Developer will be final.

SECURITY DEPOSITS

A security deposit of \$15,000 per lot must be received by the Developer prior to stake out. To cover the cost of;

Contravention of Architectural Objectives including & not limited to:

- Damage to Asphalt & Driveway aprons
- Developer landscaping & trees
- Drainage swales and walkways
- Light standards
- Failure to build accordingly to the architectural color approval granted
- Failure to build accordingly to the conditions of approval granted
- Failure to build accordingly to the plot plan submitted & approved

SECURITY DEPOSIT RETURN PROCEDURE

To initiate the Final Inspection, the following must be done:

- Construction completed, exterior completed in accordance with architectural approval granted.
- Final grading and landscaping completed satisfactorily in accordance with these guidelines.
- Final grade approved by the Developer

The result of this inspection shall form the basis for recommendation to the Developer regarding the release of the security deposit without interest to the Purchaser. Any actual construction, which does not conform with the house plan approval or landscaping requirements, shall result in an automatic forfeiting of the security deposit in the sole and exclusive discretion of the Developer. If you do not perform all your obligations, the Developer may keep the Security Deposit and apply it towards any resulting damages. You agree that the Security Deposit will not be considered a penalty and that we shall have all our other rights and remedies if our damages are greater than the Security Deposit.

You agree that if damages are greater than the Security Deposit, the Developer shall have a lien against your title to the Property and shall be entitled to register a caveat against your title to the Property.

FORMS

AVAILABLE FROM THE DEVELOPER UPON REQUEST

Builder Pre-Construction lot inspection form.

AVAILABLE FROM THE DEVELOPER UPON REQUEST

Final Inspection request form.

May 28, 2014 -Guidelines finalized for registration purposes Guidelines revised.

Nov. 19, 2014, updated with new Lot # information, updated contact page

Nov. 27, 2014, updated with corrected Lot #'s, Pages 8 & 9

Dec. 5, 2014, corrected corner Lot #'s

Dec. 11, 2014, revised Page 8 massing, Page 10 overhangs, Page 13 risers, as per the developer's request.

May 25, 2016, revised as per developer request.