

# **ALBERTA GOVERNMENT SERVICES LAND TITLES OFFICE**

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## **ADVISORY**

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## RESTRICTIVE COVENANT

The undersigned, is registered owner of an estate in fee simple, subject, however to such reservations, exceptions and encumbrances as are noted on the existing Certificate of Title to those parcels of land legally described in Schedule "A" (the "Lands") attached to this document; does hereby declare, establish, impose and annex to the Lands and each of the Subdivided Lots comprising the Lands and any Improvement on each Subdivided Lot, the stipulations, restrictions and provisions hereinafter provided, such stipulations, restrictions and provisions to be enforced and to run with the Lands and to be binding on the owners of each of the Subdivided Lots comprising the Lands and all persons claiming under them. This covenant shall be binding upon and enure to the benefit of any person to whom the Lands, or any Subdivided Lot comprising the Lands, are conveyed such that the stipulations, restrictions and provisions hereinafter described shall run with the Land and each Subdivided Lot comprising the Lands.

### WHEREAS:

- (a) The Developer is registered as owner of land in the Town of Olds, Alberta. Each lot is referred to as a "Subdivided Lot" and the collective Subdivided Lots and the Lands are described as The Highlands Subdivision.
- (b) The Developer wishes to develop on The Highlands Subdivision a residential development for single family homes.
- (c) The Developer wishes to portray a theme inspired by the Craftsman and Prairie Architectural Styles.

### NOW THEREFORE THE PARTIES AGREE AS FOLLOWS:

#### 1. DEFINITIONS:

- 1.1 "Approving Authority" means the Design Review Consultant as appointed by the Developer from time to time.
- 1.2 "Improvement" means all buildings, houses, garages, sheds, landscaping, fences, decks, other structures erected on a Subdivided

Lot or other work performed on a Subdivided Lot.

- 1.3 "Lands" means those parcels of land legally described in Schedule "A" attached to and forming part of this Restrictive Covenant.
- 1.4 "Parcel" means any of the Subdivided Lots in The Highlands.
- 1.5 "Public Lands" means public roadways, municipal parks, school sites, environmental reserves, lakes, dry ponds, and other lands that are dedicated to the Town of Olds for public use.
- 1.6 "Purchaser" means any person who owns a Parcel during the term of this Agreement.
- 1.7 "Subdivided Lot" means a single family residential lot.
- 1.8 "Term" means the period commencing on the date of this Agreement and expiring on the 99<sup>th</sup> anniversary date of this Agreement.

## 2. RESTRICTIVE COVENANT

- 2.1 The Developer as registered owner in fee simple of the Lands, and each of the Subdivided Lots, subject to such liens, encumbrances and interests as are noted on title , in consideration of the premises and mutual covenants contained in this Agreement, on its own behalf and on behalf of their respective successors in title to each Subdivided Lot does accordingly covenant and agree with itself as registered owner of the Lands and each of the Subdivided Lots within The Highlands.
- 2.2 The land use and occupancy restrictions described in this Agreement are applicable to The Highlands and shall be covenants running with the Lands and each Subdivided Lot and shall enure to the benefit of all other Subdivided Lots in The Highlands and may accordingly be enforced in respect of any Parcel or Subdivided Lot for the benefit of which they have been granted by the owner of such Parcel or Subdivided Lot.
- 2.3 The covenants and conditions shall not be personally binding upon or

enure to the benefit of the Developer except while it remains the registered or beneficial owner of any of the Parcels or Subdivided Lots and then only in respect of such Parcel or Subdivided Lots as are owned by it.

2.4 The restrictions that shall apply to each Subdivided Lot within The Highlands are the following:

2.4.1 No Improvement shall be constructed, placed or maintained in, on or above the lot unless proper plans and specifications have been submitted to the Approving Authority and the Approving Authority has approved those plans and specifications in writing.

2.4.2 No Improvement shall be altered or modified without the written approval of the Approving Authority.

2.4.3 Nothing in this Agreement shall prevent a Purchaser from effecting repairs to an Improvement, restoring it to substantially the same state of appearance, design and use as initially approved by the Approving Authority.

2.4.4 The exterior construction of the residence shall be complete, including driveways and landscaping within one year of commencing construction. Any application to extend that time frame must be made in writing to the Approving Authority.

2.4.5 Homes with similar plans and specifications shall be permitted within view of one another providing sufficient changes have been made to exterior features. Sufficient Change means change in exterior color, exterior finish, roof slope, roof profile, window size, or window details. The Approving Authority in its sole discretion shall determine whether or not a proposed design is sufficiently different in order to permit the construction of 2 similar residences within view of each other.

2.4.6 The minimum square footage for a residence constructed on each of the Subdivided Lots shall be:  
- bungalow, bi-level and split level - finished floor area = 1150

square feet (107 square meters);

- two-story - finished floor area = 1600 square feet (149 square meters); or

- narrow and duplex lots - finished floor area = 950 square feet (88 square meters).

- 2.4.7 The Developer shall not be held liable for failing to enforce any provisions of the design of a residence nor shall a waiver of failure to enforce any provision of the design of a residence constitute a general waiver or release.

### 3. DESIGN GUIDELINES

#### 3.1 Site Plan

- 3.1.1 The Purchaser is responsible to determine and comply with Town of Olds bylaws related to setbacks for their specific Parcel or Subdivided Lot.
- 3.1.2 Driveway location is laid out in the design engineer's drawings.
- 3.1.3 Designs will consider and respect views from adjacent Parcels and Subdivided Lots.
- 3.1.4 Designs will consider and respect shadowing on adjacent Parcels and Subdivided Lots.
- 3.1.5 Site Plans shall contain drainage flow patterns.
- 3.1.6 Drainage flow patterns should be positive away from structures and adjacent Subdivided Lots.
- 3.1.7 Re-contouring may be permitted to control site specific drainage issues.
- 3.1.8 Purchaser shall submit a site plan, containing complete information with respect to the grade levels and elevations of the parcel or Subdivided Lot, to the Approving Authority.

- 3.1.9 Lot grading must conform to the Approved Site Grading Plan and where possible follow the natural slope of the land form.
- 3.1.10 Lot slope should be absorbed within the building mass.
- 3.1.11 Side yards in excess of 6 feet will be reviewed and may require alteration to the house design.
- 3.1.12 Site coverage of the Subdivided Lot for the building will be limited to 40% for enclosed buildings and may be increased to a maximum of 50% to include all components of the site design such as covered patios, decks and other site features.
- 3.1.13 All Improvements must be stick built on site.
- 3.1.14 Three storey full height flat elevations on lots with walk out basements are prohibited.
- 3.1.15 The residence constructed on any Subdivided Lot shall be constructed to the grade elevation that is compatible with the terrain surrounding the building site.
- 3.1.16 There shall be only one access at front of each Subdivided Lot.
- 3.1.17 No Improvement on any Subdivided Lot shall be serviced with utilities except by lines and pipes which bring the utility to the Improvement entirely underground.

## **3.2 Building Design**

- 3.2.1 All exterior building materials shall be of new hand crafted material.
- 3.2.2 All material shall wrap columns, porches, or balconies in their entirety.
- 3.2.3 The color palette must blend with nature and the environment. Accent colors must be complimentary.

- 3.2.4 Roof slopes shall be between 5/12 pitch and 8/12 pitch unless otherwise approved by the Approving Authority.
- 3.2.5 All roofs shall be shingled with at least 30 year architectural, laminated, high definition asphalt shingles.
- 3.2.6 Garages shall be sufficient in size to accommodate 2 cars on all Subdivided Lots.
- 3.2.7 Front drive garages are prohibited on Subdivided Lots fronting onto collector roads.
- 3.2.8 Garage locations shall be determined by the Approving Authority.
- 3.2.9 Garage doors must have a minimum level of detail.
- 3.2.10 Driveways must have a maximum width to accommodate 2 cars.
- 3.2.11 Purchaser parking must be on the driveway, no off street parking will be allowed for Purchaser's vehicles.
- 3.2.12 Exterior walls may be finished in Stucco, Hardi-plank or other material as approved by the Approving Authority.
- 3.2.13 All residences must have a minimum of 75 square feet of brick or stone veneer on the front of the residence.
- 3.2.14 All brick or stone veneer must extend from the ground to the desired height.
- 3.2.15 Brick or stone veneers floating along dormers, trims and facades are prohibited.
- 3.2.16 All masonry must be wrapped a minimum of 24 inches with no single faced masonry elements.
- 3.2.17 Masonry is to be used as a foundation material connected to

the ground.

3.2.18 Floating masonry is prohibited.

3.2.19 If masonry along the base of a residence is parged that parging shall not extend higher than 24 inches.

3.2.20 Gables must have significant architectural detail. The gable on the front elevation must have shadow boards, shingle shakes, false trusses, brackets, vertical siding or boards and batten.

3.2.21 Exterior trim of at least four inches incorporating muntin bars is required around all exterior windows which face a street.

3.2.22 All front entry doors must be visible from the street where the lot width allows.

3.2.23 All entry doors must have a minimum level of detail.

3.2.24 All residences must have composite wood or concrete entry steps.

3.2.25 All Improvements must complement the house and colors and styles should match the house.

3.2.26 All driveways and walkways facing the street shall be brushed concrete, colored concrete, stamped concrete, exposed aggregate or paving stones.

3.2.27 Chimneys and flues visible from the street must be boxed in and finished with brick, stone or material used on the rest of the house.

3.2.28 Vents and stacks if possible shall be clustered and located on the rear side of the roof away from the street in a location out of view.

3.2.29 Roof vent colors shall match or blend with the roof shingle color.



3.2.30 An accessory building may be constructed to accommodate garden equipment but it must not be in excess of 3 meters in height and the exterior must match the exterior of the residence.

3.2.31 All exterior lights shall shine downward and shall not illuminate any other Subdivided Lot.

3.2.32 The Developer has prepared Architectural Design Guidelines for The Highlands, attached as Schedule "B" to this Restrictive Covenant, to assist in understanding and applying the terms of this Restrictive Covenant.

### **3.3 Landscaping**

3.3.1 Front yards must have one tree that is at least five feet tall and 3 small shrubs. The tree is to be located ten feet from the front curb and ten feet from the property line.

3.3.2 The front yard is to be landscaped using grass, landscape rock, bark mulch or dirt beds.

3.3.3 Fencing other than ornamental low profile fences are not permitted in front yards.

3.3.4 Fencing in back yards may be chain link, vinyl or wood.

3.3.5 Retaining walls must be applied for and approved by the Developer.

3.3.6 Grading is to be completed in accordance with the Approved Site Plan. Deviation from the Approved Site Plan shall be remedied by the Purchaser who has deviated from the Approved Site Plan.

3.3.7 All Subdivided Lots backing onto parks and greenways will have a five foot high black chain link fence provided by the Developer. Shrubs or bushes may be planted in a line parallel to the chain link fence on the Subdivided Lots to provide

privacy.

3.3.8 All Subdivided Lots with sideyards to roadways shall have a five foot high brown vinyl fence.

3.3.9 The elevation of the Subdivided Lots shall not be materially changed to affect the elevation, grade or drainage of the surrounding Subdivided Lots.

3.3.10 No gravel, rock, or clay may be excavated or removed from the Lands or Subdivided Lots for commercial purposes.

3.3.11 No excavation shall be made on a Subdivided Lot except for the purpose of building or for the purpose of landscaping.

3.3.12 Drainage, natural or approved man-made shall not be interfered with in any manner.

#### 4. APPROVAL PROCESS

4.1 The Purchaser shall provide the following to the Approving Authority:

- a. a site plan with the location of buildings, decks and driveway, elevations, grading;
- b. building plans;
- c. building specifications;
- d. landscape plan;
- e. plans for all improvements;
- f. such other material or information that the Approving Authority may request; and
- g. Compliance Deposit in the amount of \$2,500.00.

4.2 Once the Approving Authority has received all of the information outlined in 4.1 the Approving Authority shall review the material submitted and shall provide written approval or rejection of the purchasers application.

4.3 If insufficient information is submitted or resubmission of any information is required there will be a charge of \$100.00 plus GST. Those funds must accompany the resubmitted information.

- 4.4 The Approving Authority shall have two business days to advise the purchaser of changes required to the building proposal. If the purchaser disagrees with the changes or if the purchaser feels they have met the design guidelines or if the Approving Authority fails to respond to the application of a purchaser then the purchaser may submit the plans to an independent third party who shall be a qualified architect practicing in Alberta who shall make a binding determination.

## 5. RESTRICTIONS ON USE

- 5.1 Pets shall be on a leash at all times when beyond the boundaries of the Subdivided Lot.
- 5.2 Garbage shall be stored out of view from the street or adjoining Subdivided Lots and secured in containers.
- 5.3 No modular or mobile homes may be constructed on the Subdivided Lots.
- 5.4 No outdoor communication device or satellite greater than 24 inches in diameter may be placed on a Subdivided Lot without the written consent of the Developer.
- 5.5 No signs or advertising material, other than "for sale" or "for rent" signs may not exceed four square feet in area shall be placed or displayed on any Subdivided Lot without the prior written consent of the Developer.
- 5.6 Purchasers shall control weeds on their Subdivided Lot.
- 5.7 During construction the Purchaser shall not allow garbage to accumulate on their Subdivided Lot.
- 5.8 Purchasers shall not use their Subdivided Lot as a storage site.
- 5.9 No firearms may be discharged on Subdivided Lots.
- 5.10 No water wells may be drilled on Subdivided Lots.

- 5.11 No motorcycles, trail bikes, snowmobiles or other like machines may be operated on Subdivided Lots.
- 5.12 No activities are permitted that create dust, smell, extra traffic, excessive noise or anything that is unreasonable for a private residential community.
- 5.13 No waste, material, derelict or inoperative vehicles, or equipment may be stored outside except in compliance with this restrictive covenant.
- 5.14 Commercial vehicles in excess of three ton capacity shall not be parked or stored on any Subdivided Lot.
- 5.15 Boats, holiday trailers, motor homes and other recreation vehicles may only be stored on Subdivided Lots where there is an alley way at the back of the Subdivided Lot. Boats, holiday trailers, motor homes and other recreation vehicles must be stored at the back of the Subdivided Lots out of view from the street.

## 6. CONSTRUCTION

- 6.1 Construction shall be undertaken in strict compliance with this Agreement, Federal, Provincial and Municipal statutes, by-laws, regulations and permits.
- 6.2 Construction shall not begin until construction envelope, access, stockpile areas and easements have been defined.
- 6.3 Prior to pouring footings the purchaser must have an approved inspection report from the Town of Olds along with any geotechnical or structural engineer approval that may be required.
- 6.4 The Purchaser must obtain all necessary permits and approvals during construction.
- 6.5 Subdivided Lots will be staked with iron corner pins. The Developer will not be responsible for pin loss or locating pins. Cost of replacing pins will be charged to the Purchaser.

- 6.6 Damages to services or adjacent Subdivided Lots as a result of construction will be charged to the Purchaser who caused the damage.
- 6.7 There shall be no buildings erected on utility easements.
- 6.8 Excavation dirt must be contained within the confines of the Subdivided Lot, or hauled off site.
- 6.9 Repair of damage resulting from construction operations will be mandatory. Damage to municipal reserves, open spaces, other lots, roads, curbs or other property will not be permitted. If damage occurs it will be repaired promptly at the expense of the Purchaser.
- 6.10 When exterior construction and landscaping has been completed the Purchaser shall notify the Developer and the Developer will complete a final inspection.
- 6.11 Upon completion of the final inspection the Developer shall return the compliance deposit less:
  - a. the funds necessary to repair any damages caused by the Purchaser's construction;
  - b. penalty for non-compliance with this Agreement; or
  - c. deviation from approved plans.
- 6.12 Any construction or alterations that take place without Developers approval or contrary to the approved plans, zoning bylaws or building code may be changed or removed at the expense of the Purchaser. The Purchaser is responsible for all acts or omissions of the Purchaser's designers, contractors and sub-contractors.
- 6.13 Only trees located in the building envelope may be moved or destroyed.

## 7. GENERAL

- 7.1 This Agreement is binding on the Purchaser's heirs, successors, administrators, or assigns.
- 7.2 This Agreement is binding on the Purchaser's employees, agents,

contractors or subcontractors.

- 7.3 No condoning, excusing or waiver by any person of a default or non-observance by any other person at any time in respect to this Agreement shall operate as a waiver in respect of any continuing or subsequent default or non-observance, or so as to defeat or affect in any way the rights of any person in respect of such a continuance, default, or non-observance and no waiver shall be inferred or implied by anything done or omitted to be done by the person having such rights.
- 7.4 The provisions of this Restrictive Covenant shall be in addition to the requirements of the municipal or any other governmental authorities having jurisdiction in respect of the use of the Lands and nothing in this Agreement shall be construed as permitting or authorizing anything which is permitted, controlled or regulated by any statute, bylaw, regulation or like enactment having the force of law.
- 7.5 The provisions of this Restrictive Covenant have been instituted for the general benefit of all Purchasers and in agreeing to purchase a Subdivided Lot the Purchasers acknowledge such general benefit.
- 7.6 If any of the provisions of this Restrictive Covenant are invalid or unenforceable the remainder of this Restrictive Covenant shall continue in full force and effect and be construed as if this Restrictive Covenant had been declared without such invalid or unenforceable part.
- 7.7 The Developer for so long as they own any lots in The Highlands shall have the sole right to determine if any party is or is not in compliance with this Restrictive Covenant and no purchaser may hold the Developer liable in any way for any decision made by the Developer in exercising this right.
- 7.8 After the Developer ceases to own any of the Subdivided Lots in The Highlands then the engineer for the municipality shall solely determine the resolution of all disputes arising from this restrictive covenant.

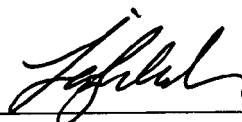
7.9 If the engineer for the municipality refuses to determine the resolution of a dispute arising from this restrictive covenant then the issue in dispute shall be submitted to a single arbitrator for resolution.

8. TERM

8.1 The term of this Restrictive Covenant commences on the date the agreement was made and expires on the 99<sup>th</sup> anniversary date of this Agreement.

This Restrictive Covenant has been executed at Olds, Alberta on March ~~7~~<sup>4</sup>, 2011.

  
\_\_\_\_\_  
Witness

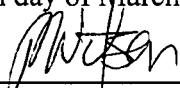
Per:   
\_\_\_\_\_  
Richardson Bros. (Olds) Limited

## AFFIDAVIT VERIFYING CORPORATE SIGNING AUTHORITY

I, Lawrence Richardson, of Olds, Alberta MAKE OATH AND SAY:

1. I am an officer and a director of Richardson Bros. (Olds) Limited which company is named in the within or annexed instrument.
2. I am authorized by the corporation to execute the instrument without affixing a corporate seal.

SWORN before me at the Town of )  
Olds, in the Province of Alberta )  
this 4th day of March, 2011 )

  
A COMMISSIONER FOR OATHS IN AND  
FOR THE PROVINCE OF ALBERTA

  
Lawrence Richardson

**PATRICIA LYNN WILSON**  
My Commission Expires September 08, 2013

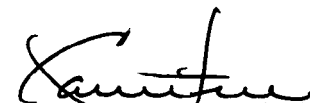
## AFFIDAVIT OF EXECUTION

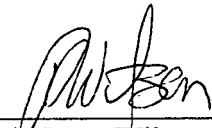
C A N A D A )  
PROVINCE OF ALBERTA )  
TO WIT: )

I, Patricia Lynn Wilson  
of the Town of Olds,  
in the Province of Alberta  
**MAKE OATH AND SAY:**

1. THAT I was personally present and did see Lawrence Richardson named in the within instrument who is personally known to me to be the person named therein, duly sign and execute the same for the purpose named therein.
2. THAT the same was executed at the Town of Olds, in the Province of Alberta, and I am the subscribing witness thereto.
3. THAT I know the said person and he is in my belief of the full age of eighteen (18) years.

SWORN BEFORE ME at the Town of )  
Olds, in the Province of Alberta, )  
this 4th day of March, 2011 )

  
A COMMISSIONER FOR OATHS IN AND  
FOR THE PROVINCE OF ALBERTA

  
Patricia Lynn Wilson

**CARRIE L. FREE**  
Commission Expires  
November 22, 2013



**SCHEDULE "A"**  
**Legal Description of the Lands**

**PLAN 1014447**

**BLOCK 1**

**LOTS 28, 29, 30, 31, 32 AND 33**

**EXCEPTING THEREOUT ALL MINES AND MINERALS**

**PLAN 1014447**

**BLOCK 3**

**LOTS 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31, 32, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57 AND 58**

**EXCEPTING THEREOUT ALL MINES AND MINERALS**

**PLAN 1014447**

**BLOCK 4**

**LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 19, 20, 21, 22, 24, 25, 26, 27, 28, 29, 30 and 31**

**EXCEPTING THEREOUT ALL MINES AND MINERALS**

Schedule "B"

# The Highlands

## Architectural Design Guidelines



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# Introduction

The Highlands is a thoughtfully planned community, embracing quality and lasting value. In any built environment, the architectural design should respond to its local natural setting. With architecture playing a key role in the community's vision, this booklet will help Owners, Builders, and Residents achieve a successful development theme for this exciting new community.

The purpose of the following document is to address all design related issues that a builder may face during the development of a new home. The guidelines are illustrated in a simple fashion that accommodate easy understanding. All Owners/Builders should follow these standards in order to establish a quality built neighbourhood that exists in harmony with its local environment.

To ensure this document is understood and applied, the Developer will designate a Design Review Consultant. This Consultant will need to approve all plans prior to construction. The purpose of a Design Review Consultant is to ensure a collaborative approach towards successful neighbourhood design and construction.



# Approval Procedures

## **SUBMISSION REQUIREMENTS**

Applicants are to submit the required documentation to the Design Review Consultant for review and approval. The Design Review Consultant reserves the right to make exceptions to these guidelines where it is deemed appropriate. Applicants may provide alternative details to the guidelines so long as the overall objective for the quality of the area is achieved.

The governing municipal authority will have powers of approval and inspection for all design specifications; permits; implementations; and improvement plan requests as prescribed and allowed under current municipal rules and regulations.

Applications shall include the following documents:

Three (3) copies of the Architectural Design Review Application;

- Three (3) sets of house plans delineating:
  - Exterior Building Elevations - Views of all typical building surfaces must show architectural detailing, materials, colors, finishes and any other visible features. Elevations shall indicate proposed grade lines and be at a working scale.
  - Building Floor Plans - All floor plans shall show room, window and door locations.
  - Site Plans - Site plans must show front, rear and side setbacks.
- Manufacturer and color finish of all exterior materials shall be listed on the application form. Builders shall also supply the Design Review Consultant with copies of catalog cut sheets of all exterior materials and colors to show exterior finish choices.
- A security deposit of \_\_\_\_\_ for design review and compliance payable to \_\_\_\_\_ must be attached to the application packet.
- The security deposit will be returned to the Owner/Builder after on-site verification by the Design Review Consultant that the building was constructed with the materials as approved in the original design plan.

## **ARCHITECTURAL DESIGN REVIEW**

### **Preliminary Design Review**

Owners/Builders are encouraged to contact the Design Review Consultant prior to submitting their Architectural Design Review Application. This creates an opportunity to ensure that the design intent of the Architectural Design Guidelines is being followed and may help to avoid unnecessary delays in approval due to significant changes to the plan following submission of the application.

### **Application Submittal**

Prior to making application for municipal building permits, the Owner/Builder shall submit their Architectural Design Review Application for aesthetic design approval to :

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### **Review of Home Design**

The Design Review Consultant will review the application on behalf of the developer and will recommend approval or rejection based on compliance with the Architectural Guidelines. If approved, two (2) copies of the approved submission will be made available to the Owner/Builder and the Design Review Consultant will keep the other approved set on file. If the application is rejected, the Design Review Consultant will provide a written description of changes to be made or issues to be addressed. The Owner/Builder is to address any said issues and resubmit the application for approval.

### **Plan Approvals**

Applicants will be notified in writing of the findings of the Design Review Consultants within 30 working days after receipt of all required materials. Final project approval by the Design Review Consultant is valid for one year from the date of such approval.

### **Design Review Fees**

Included in the purchase price of each lot are the review fees associated with these design guidelines. The Developer reserves the right to waive or increase applicable fees on a case-by-case basis, if determined the fee to be inappropriate based on the scope of the applicable submission.

### **On-Site Design Verification**

An on-site review of materials used in the construction of the project will be undertaken by the Design Review Consultant to verify conformity to the approved design. Failure to construct without conforming to the approved architectural finishes may result in the forfeit of the deposit by the Owner/Builder as well as potential conflicts in final building approvals by the governing municipality.

To initiate the on-site review, the Owner/Builder shall submit written correspondence to the Design Review Consultant requesting on-site verification. The Design Review Consultant will then schedule a site visit to verify adherence to the approved application.

Any deviation will be brought to the Owner's/Builder's attention along with the measures that the Design Review Consultant requires to mitigate or eliminate the noted deviation. Following the correction of any deviation, the Owner/Builder shall submit a written correspondence to the Design Review Consultant indicating the date the correction was implemented as well as any relevant documentation of said correction.

Should the Design Review Consultant be required to complete another site visit to verify materials due to the Owner/Builder not building the home to the approved plans, an additional administration fee of \_\_\_\_\_ will be back-charged to the Owner/Builder.



# Owner/Builder Requirements

## **DESIGN COMPLIANCE**

All building designs must comply with the current Town of Olds Land Use Bylaw and all applicable Building Code Regulations. Conformity with these Architectural Guidelines does not supercede the required approval process of the Town of Olds.

## **SITE INSPECTION BEFORE CONSTRUCTION**

Prior to construction, each Owner/Builder must inspect the condition of local improvements installed by the Developer (including curbs, gutters, sidewalks, street lamps, fencing, etc.) in order to determine if any damage has been done to these improvements. Written notice of any damages must be submitted at this time, otherwise the costs for repairing damages shall become the sole responsibility of the Owner/Builder pursuant to the Offer to Purchase Agreement and Agreement for Sale, where applicable.

## **SITE APPEARANCE DURING & AFTER CONSTRUCTION**

The Owner/Builder is required to follow the procedures listed below. Those found negligent will be back-charged for clean up carried out by the Developer.

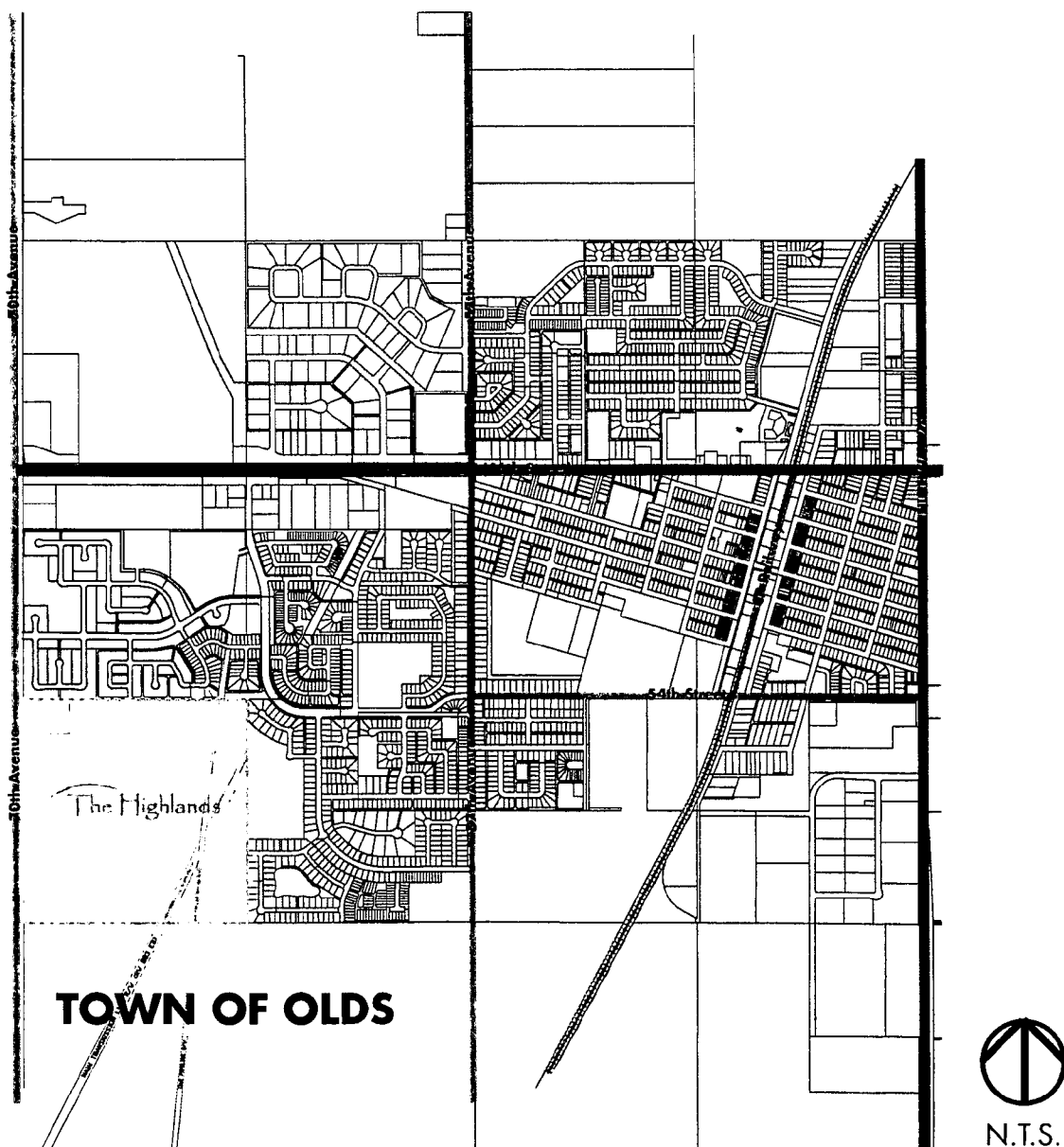
- Owners/Builders are prohibited from dumping or burying trash anywhere on the Lot, Parcel or Covered Property. All trash should be removed on a regular basis.
- Owners/Builders are responsible for communicating with concrete workers. No excess concrete should be left on any construction or adjacent site at any given time.
- Construction crews shall not park in any open space. Vehicles shall be parked so as not to damage any landscaped and/or constructed areas.
- The contractor shall be responsible for controlling dust and noise in the construction site.
- Damage and scarring of other property including, but not limited to, open space, other lots, roads, driveways, and/or other improvements, shall not be permitted. If any such damage occurs, it must be repaired and restored promptly at the expense of the person causing the damage.
- Upon completion of construction, each Owner/Builder shall clean the construction site and repair any damaged property including, but not limited to, restoring grades, repairing streets, driveways, pathways, drains, culverts, ditches, signs, lighting, landscaping and related watering systems, fencing, and other improvements or utilities.
- Owners/Builders should follow all applicable safety standards.



# Locational Identity

## LOCATION PLAN

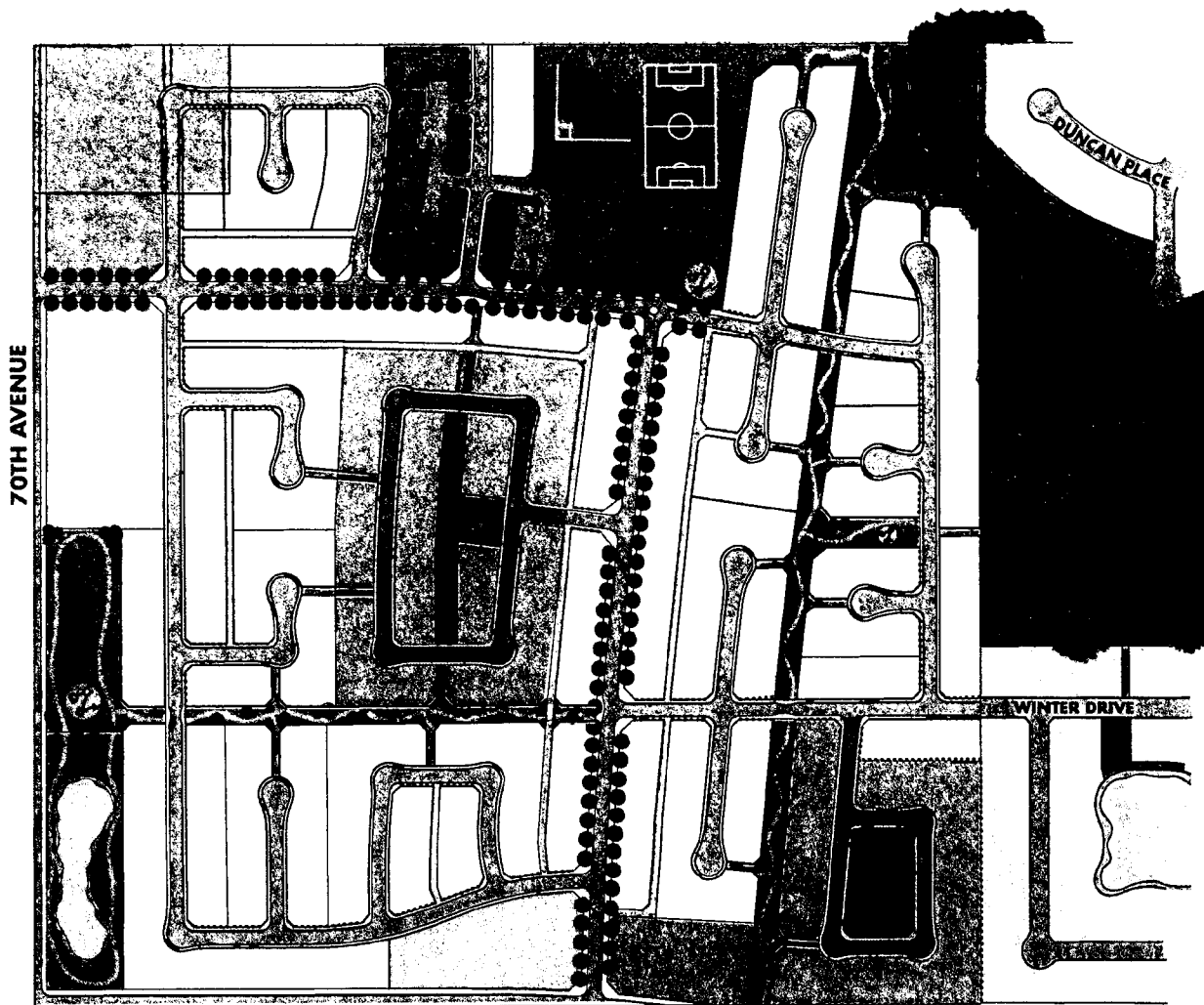
The Highlands development is located in the Southwest corner of the Town of Olds (SW¼-SEC.31-TWP.32-RGE.1W.-5). The Rocky Mountains and adjacent prairie lands provide a unique landscape surrounding for residents of The Highlands.



## NEIGHBOURHOOD PLAN

This community presents a variety of residential uses; a commercial lot; and ample green spaces. The majority of the community is R1 Single Family Residential. Within R1, two upgraded sections (**Level B Residential**) will display the highest living quality in The Highlands. Features of these larger lots should include private fencing to adjacent greenways; concrete stepped porches; and special attention to craftsmans stonework for housing facades. The remaining lots within R1 will be considered **Level A Housing**.

Other living areas in The Highlands include smaller Single Family lots (R2), Duplexes (R2) and Multi-family sites (R3). These lots will be part of **Level A Housing** as well.



- R1 - Single Family Residential  
R2 - Single Family Residential  
R2 - Duplex  
Level B Residential
- R3 - Multi-Family  
CN - Neighborhood Commercial  
Community Facility  
Black Chain Link Fence  
Brown Vinyl Fence



N.T.S.

# Development Theme

## **ELEMENTS OF CRAFTSMAN AND PRAIRIE ARCHITECTURAL STYLES**

As Architecture plays a dominant role in the overall appeal of a community, The Highlands will portray a development theme inspired by the Craftsman and Prairie Architectural Styles.

The goal to achieving this quality built neighbourhood is to move away from rigid symmetry; repetitive housing styles; and dehumanizing effects of the industrial revolution.

The primary inspiration is nature; therefore, using local materials and traditional building styles to develop a unique and successful community.

The Highlands home should typically have a lower pitched roofline and a wide sheltering overhang; making the house appear integral with nature. This connection to nature is expanded by using a foundation and porch pillars that broaden at the base. The porch should act as an extension of the interior; giving it the feel of an outdoor room.

Stonework and woodwork is usually square and simple in design. Building elevations are asymmetrical and varied in their arrangement. Exterior styling displays a composition of roofs, dormers, clerestory windows, balconies, and chimneys.

The residential landscape is typically formal with manicured lawns and flower gardens. Architectural elements such as rustic gates; arbours; and stone retaining walls extend beyond the house giving the overall residence a well connected appearance.

The following sections are intended to help all Owners/Builders understand the development theme for The Highlands. This document will also describe how to apply the theme components to all homes and landscapes of The Highlands.



## ARCHITECTURAL STYLE COMPONENTS



- A. Lower Pitched Rooflines (p. 14)
- B. Chimneys, Flues, Vents & Stack Pipes (p. 15)
- C. Gables (p. 15)
- D. Dormers (p. 16)
- E. Windows (p. 16)
- F. Overhanging Eaves (p. 17)
- G. Exterior Lighting (p. 17)
- H. Entrances (p. 18)
- I. Stone Veneer & Masonry (p. 19)
- J. Garage & Garage Door (p. 20)

## MATERIAL PALETTE

Hand crafted materials are an important element to building unique and aesthetically pleasing homes.

Material compatibility and consistency should reflect the overall theme of The Highlands.

All materials should wrap columns, porches or balconies in their entirety.

Each house plan submitted must identify the materials that will be used on the home.

Materials that are foreign to the local region or inconsistent with the development theme should be discussed with The Design Review Consultant before being applied.



## COLOR PALETTE

The Highlands should display a gathering of colors that blend with nature and the local environment.

Contrast should be implemented where appropriate; in order to achieve a well balanced and aesthetically pleasing neighbourhood.

Complimentary accent colors should be used to highlight specific building features.

Stucco should be colored to avoid future discoloration.

All color selections listed within the Architectural Design Review Application must be presented to the Design Review Consultant.

## HOUSE STYLE REPETITION

Features such as roof slopes, building size and shape, location of windows and doors, colors and finish material should be apparent to buildings in proximity of each other.

Houses with near identical elevations and design elements, should not be repeated more often than every fourth house on the same side of the street and every third house on the other side of the street.

The charm and character of the community will be determined by a variety of asymmetrical building elevations.



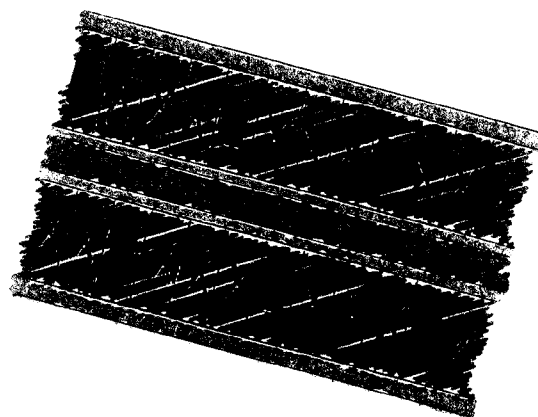
**NO**

Repetitive House Styles  
(Elevations, Colors, etc.)



**YES**

Variety of House Styles  
(Elevations, Colors, etc.)

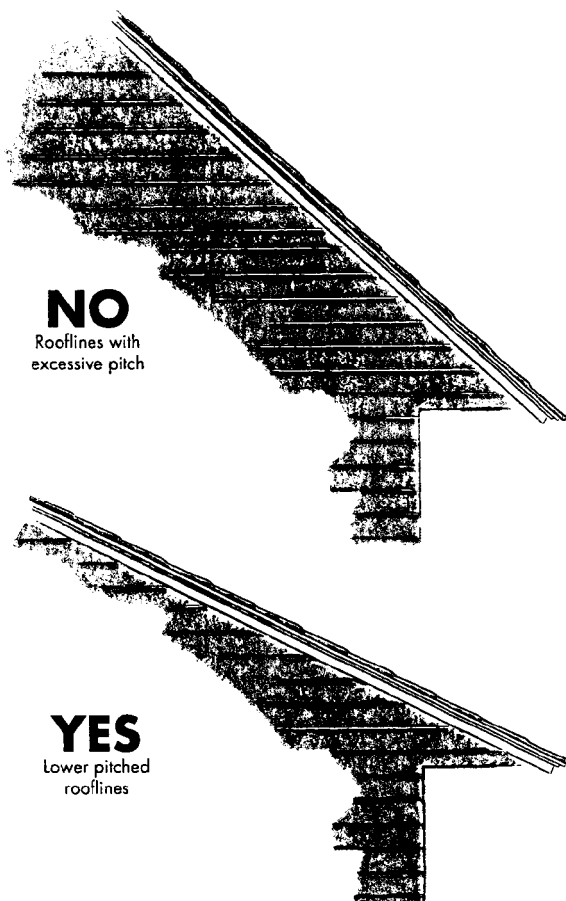




Lower Roof Pitch & Extended Overhangs



Low Roof Pitch & Good Natural Colors



## LOWER PITCHED ROOFLINES

Craftsman and Prairie style homes typically portray lower pitched rooflines. This helps give the home a unique style while still meeting all runoff standards.

Particular consideration as to color and material shall be given to the design and treatment of roofs because of their visual impact.

Asphalt shingles should be the preferred roofing material.

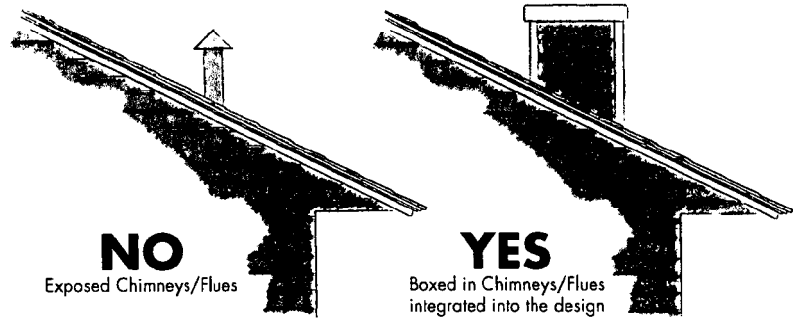
Roof flashing, rain gutters and downspouts, vents and other roof protrusions should be finished to match the adjacent materials and/or colors so as to minimize reflection and glare.

A minimum of 30 year architectural/laminated/high definition asphalt shingles are required for all homes built within Level B Residential.

## CHIMNEYS, FLUES, VENTS & STACK PIPES

Chimneys / flues visible from the street must be boxed in and finished with brick, stone, or material used on the rest of the house.

To the greatest extent possible, vents and stack pipes shall be clustered and located on the rear side of the roof or a location out of view. Colors for vents should blend with roof shingle color.

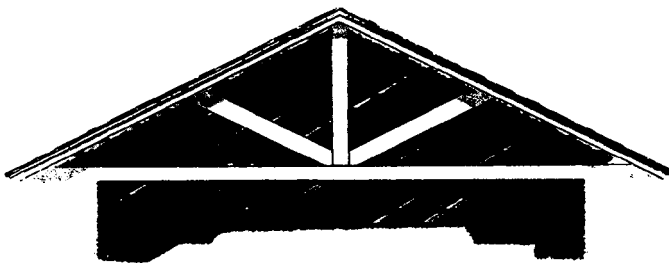


## GABLES

Gables with significant architectural detail are encouraged. Gable ends with additional detail help in breaking up large plain faces and create a more interesting facade.

Gable detail should always match the rest of the house design.

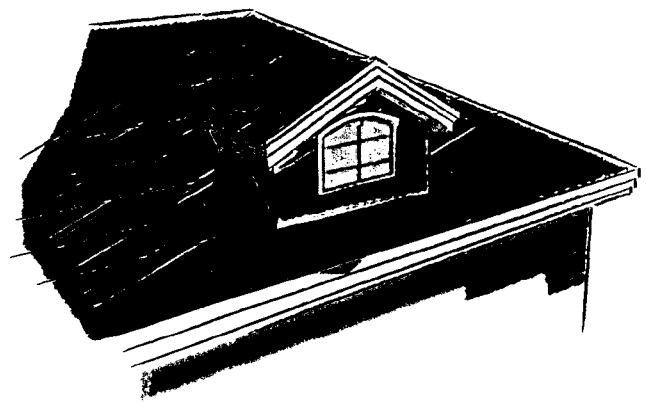
At least one of the following must be incorporated into gable ends on the front elevation: shadow boards, shingle shakes, false trusses, brackets, vertical siding, board & batten.



Decorative Gable



Simple Dormer With Clean Lines



## DORMERS

Dormers are an excellent way to increase variety in the elevations of a house. This creates a more interesting and appealing street view of the home. To compliment the development theme, dormers should portray clean, straight lines.

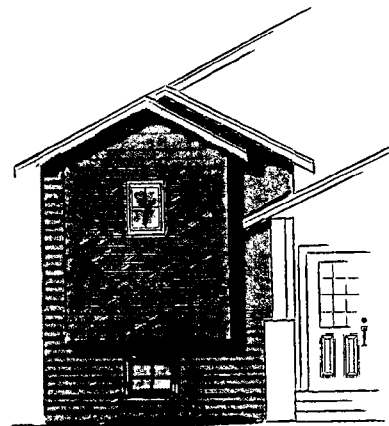
## WINDOWS

The design pattern of windows is very important to the facade of the home. Windows should be sized and located according to the architectural styles listed in this document; the overall scale of the home; and the overall design of the home.

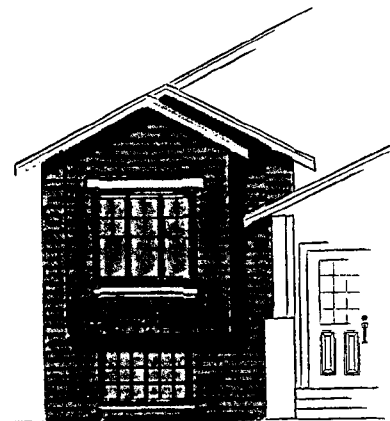
There should be a sense of order and hierarchy to the configuration of the design. For example, larger windows for major rooms and smaller windows for minor spaces. Consideration should also be given to the privacy of adjacent lots and the oversight into other yards.

Clerestory windows are encouraged; bringing in sunlight from the higher points of the house.

All homes built in Level B Residential must have a minimum of 4 inches trim on all sides of windows and incorporate muntin bars.

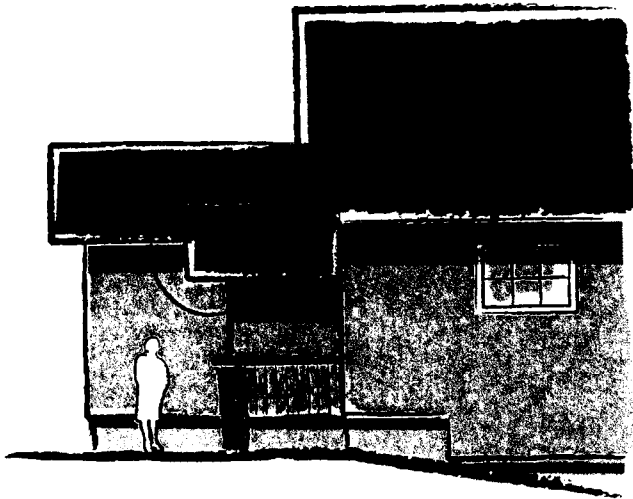


**NO**  
Disproportionate  
window sizes.



**YES**  
Windows with character,  
size and detail that  
enhance the elevation.





## OVERHANGING EAVES

A significant element of for The Highlands theme will be the use of deeply overhanging eaves. Owners/Builders are encouraged to include overhangs throughout the entire building.

Eaves provide shade, and protection from extreme weather conditions. They also add visual appeal to the horizontal lines of the building.

Overhanging eaves should typically extend out from the face of the building a minimum of 18 inches.



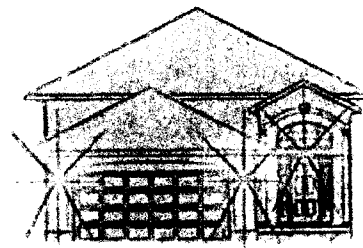
Overhangs Along All Roof Pitches



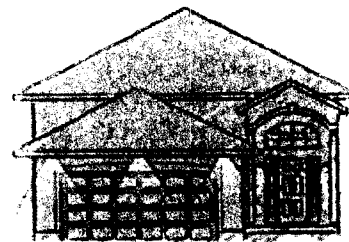
Front Porch Overhanging Eave

## EXTERIOR LIGHTING

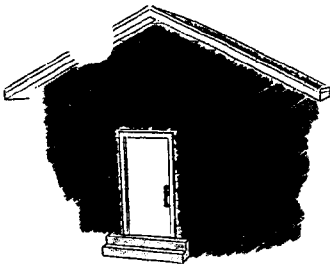
All exterior lighting fixtures should follow the character of the home and the community in reference to color, material and style. It should be used in order to increase the quality, security and visual appeal of the home. Light sources should shine downward in order to minimize glare and reflection towards the street and other homes.



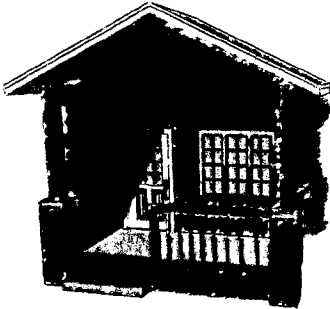
**NO**



**YES**



**NO**  
Flat doors and plain facades  
facing the street.



**YES**  
Doors with architectural details,  
Porch/Veranda Entrance

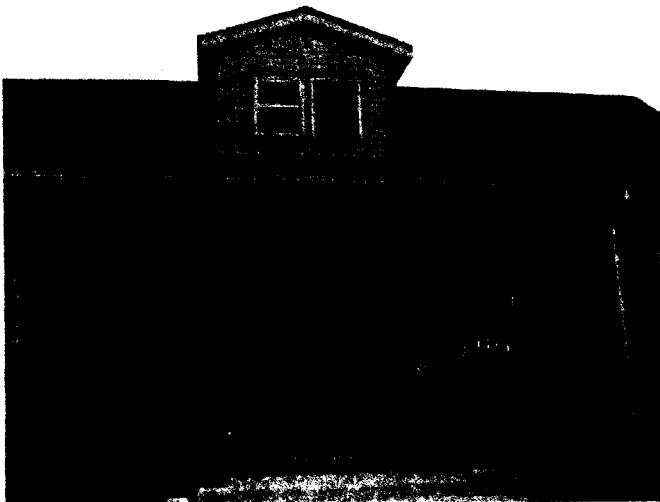


Covered Entrance With Craftsman Stone Pillars

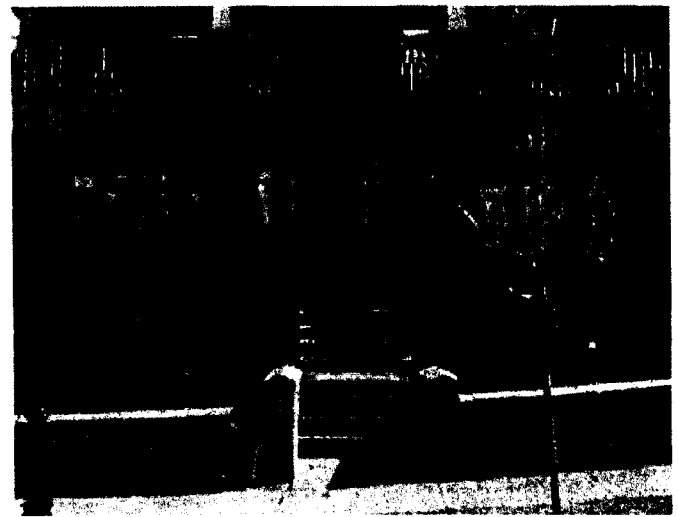
## ENTRANCES

Builders/Owners should consider integrating the entry door within a large porch to serve as an outdoor extension of the building. The entry door should be visible from the street, where lot width allows. All doors should have a minimum level of detail such as a six panel or other level of relief. More detail is encouraged on major doorways. No flat, plain doors are to be used.

Decks, balconies and railings should be architecturally consistent with both the design of the home, and the development theme.



Composite Wood Steps and Deck



Concrete Front Steps With Decorative Arch

## EXTERIOR STAIRS

All homes built within Level A Residential should have composite wood or concrete entrance steps. All homes built within Level B Residential must have concrete entrance steps.

Common treated wood stairs are prohibited on all homes built within the entire development.

## STONE VENEER & MASONRY

Following the development theme, simplicity is a very important factor. All stone veneers should extend from ground level to desired height. Stone veneers floating along dormers, trims, and facades is prohibited.

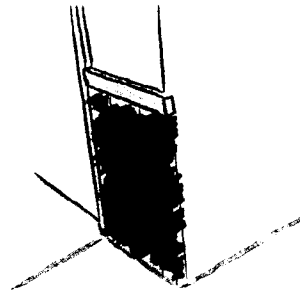
All masonry should be wrapped a minimum of 24 inches with no single faced masonry elements. Masonry is to be used as a foundation material connected to the ground. Floating masonry is prohibited unless deemed appropriate by the Design Review Consultant.

For masonry along the base of homes, a maximum of 30 inches will be allowed for parged concrete. Masonry should extend fully to ground plain.

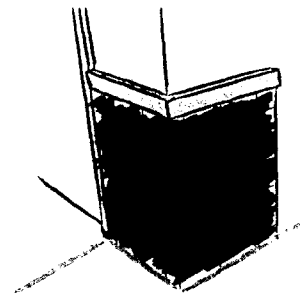
Parging should not extend higher than 24 inches on any elevation.

All homes built within the entire development must have a minimum of 75 square feet of brick or stone veneer.

Vinyl siding is prohibited on all homes built within Level B Residential.



**NO**  
Single faced masonry.

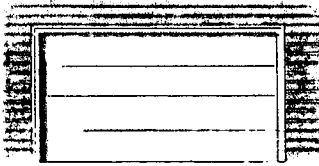


**YES**  
Masonry wraps at  
least 24in.



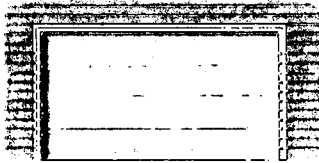
Full Height Stone Facades

## GARAGES & GARAGE DOORS



**NO**

Garage as simply  
an extension, plain  
steel garage doors



**YES**

Garage integrated  
into house design,  
architecturally detailed  
garage doors

Garage locations will be determined by the Developer as streetscape views are an important factor for a well designed community.

Standalone garages will be determined by lot location.

For attached garages, Builders/ Owners are encouraged to incorporate the garage into the house design instead of the garage appearing as a separate entity.

Garage doors should have sufficient detail such as texture relief patterns. Carriage style doors with windows are encouraged. Plain garage doors lacking architectural detail are prohibited.



Front Garage with windows & architectural detail



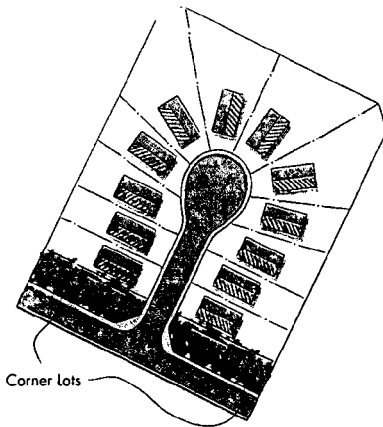
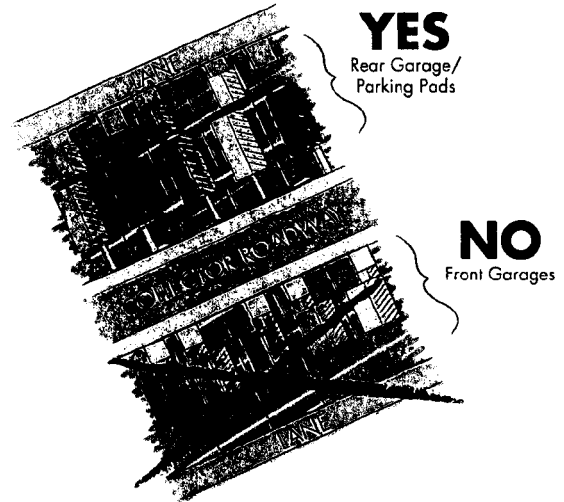
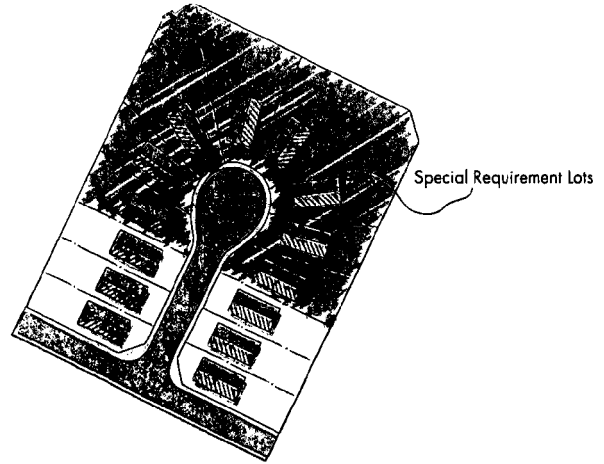
Rear Garage with consistent design to home

# Site Design Guidelines

## SPECIAL REQUIREMENT LOTS

Some lots will have special locations and/or dimensions, such as those situated at the terminal vista of a cul-de-sac, and "landmark" locations such as corner lots. Special requirements may be imposed on the house-to-house coordination of such lots.

Lots fronting onto collector roadways will not accommodate front drive garages (unless the lot does not have rear lane access). A caveat will be placed on the title to these lots to confirm this requirement. Builders and homeowners on these lots are encouraged to incorporate a rear attached or detached garage in the site plan.



**NO**  
Large Plain Side Elevation  
on Corner Lots



**YES**  
Interesting Side Elevation  
on Corner Lots



## CORNER LOTS

Bungalows or Bi-levels are preferred. Any other style will be approved only where the flanking elevation is a significant single story profile or has sufficient architectural detail. Two story models must pay particular attention to reducing mass/wall height. Any non-bungalow plan should be submitted to the Design Review Consultant for review in advance of the submission of formal prints and plot plans.

**NO**  
Large Blank walls  
Walkout Lots



**YES**  
Variety of Elevations on  
Walkout Lots



## WALKOUT LOTS

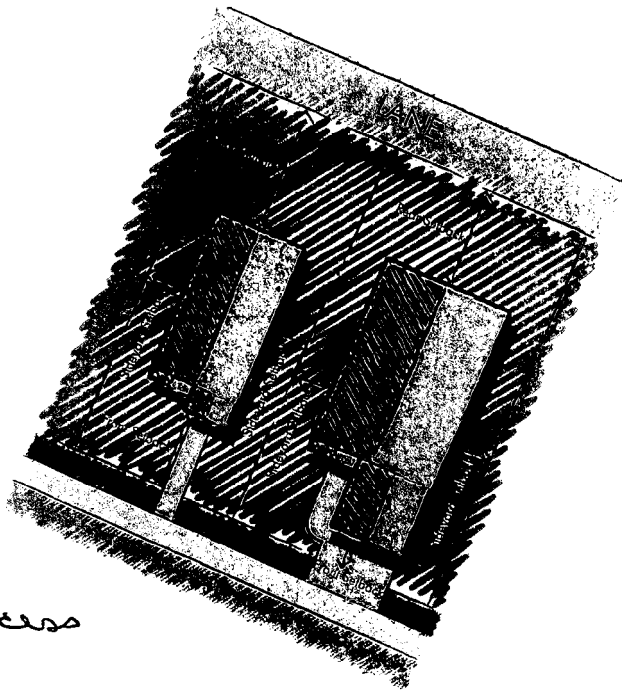
Two or three storey full height flat elevations on lots with walkout basements will not be acceptable. The use of architectural devices such as down hill sloping roofs in combination with dormers, decks, variations in the rear wall planes, retaining walls, and grading should be provided to break up the elevation.

## SETBACKS

Front/Rear Yards - Houses are to be sited in accordance with the Setback Plan provided by the Developer and approved by the Town of Olds.

Side Yards - Owners/Builders are encouraged to make the best use of all open spaces within their property. Side yards in excess of 6 ft will be reviewed and may require alterations to the house design.

*matching driveway  
side yard in excess  
of 6'*



## UNIT SIZES

Minimum dwelling unit square footage for housing in the development is as follows (all areas include total square footage above grade only, garages excluded):

|  |                            |
|--|----------------------------|
| Bungalows, Bi-levels, and Split-levels | 1,150 sq. ft. (107 sq. m.) |
| Two Storey                             | 1,600 sq. ft. (149 sq. m.) |
| Narrow & Duplex Lots                   | 950 sq. ft. (88 sq. m.)    |

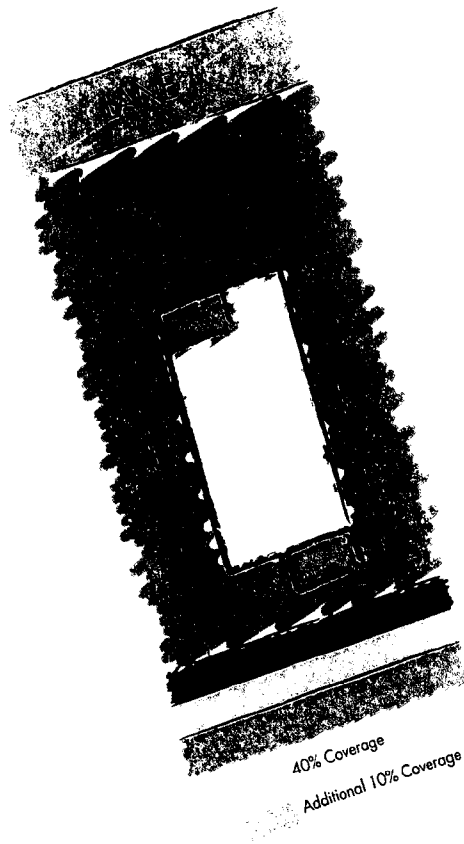
Specific phases of development may vary from these minimums. Notification will be made in writing, prior to the commencement of sales.

## BUILDING ENVELOPE

The proposed building envelope for each site is defined by the required setbacks; the building height and profile; the maximum site coverage for buildings; and other components of the site design.

Site Coverage for the building portion of the site will be limited to 40% for enclosed buildings (including the garage), and increased by an additional 10% to a maximum of 50%, which shall include all components of the site design such as attached covered patios, decks and any other site features.

The location of all site design components shall be approved during the plan review period and shall be at the discretion of the Design Review Consultant.



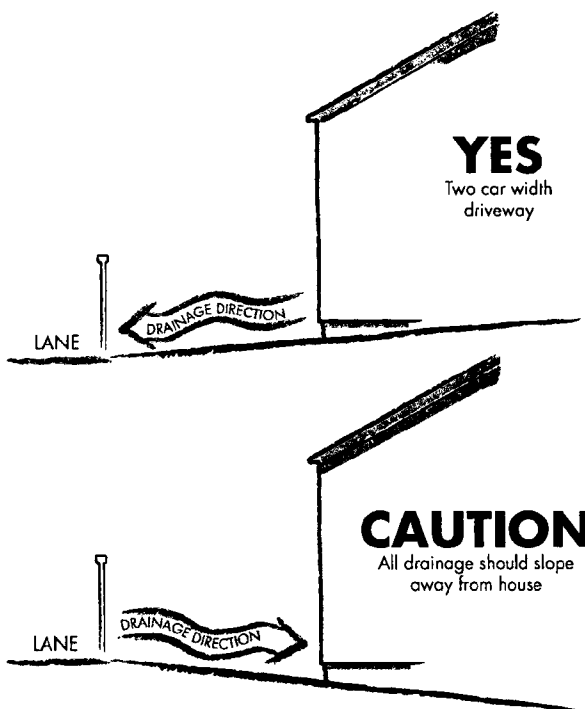
## GRADES

Grade sheets for each lot are available and may be obtained from the Developer. Grades at the corners of the lots are not to be altered from those shown on the grading slips. Any costs incurred by deviation from the approved grade plan shall be borne by the Owner/Builder responsible. Corrections must be done concurrent with the completion of the house.

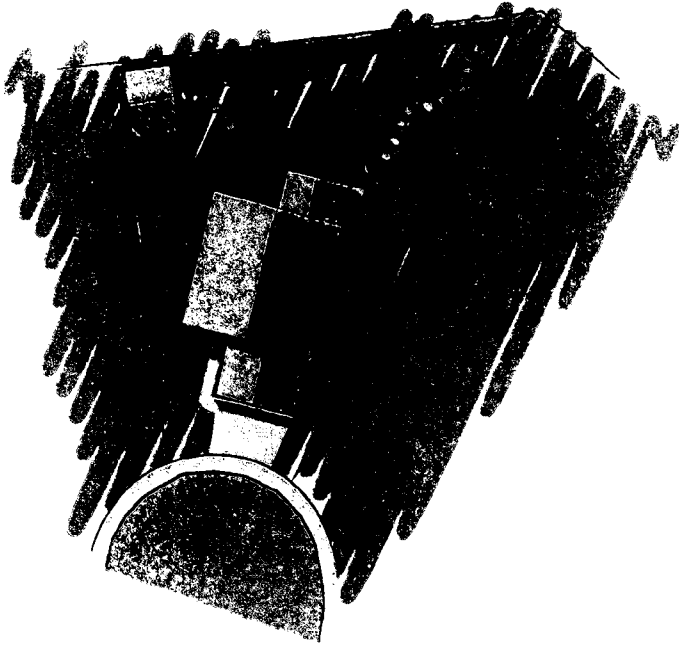
The landscaped grade of a lot should always slope away from the house; be integrated into the subdivision system of drainage; and not drain into the neighbouring lots.

All lots with existing grades sloping towards the proposed house should be planned and discussed with the Design Review Consultant in order to design to an effective drainage system.

The landscaped building grade must be as shown on the grade slip, however the Design Review Consultant reserves the right to approve adjustments.



## LANDSCAPE & FENCING



Builders/Owners are encouraged to design homes to suit the shape and topography of the site. Enhancement of the site through the use of landscape elements will address the need for privacy, shade and protection. Landscaping for each home should maintain the character of the community and exist in harmony with the surrounding environment.

All homeowners are encouraged to complete the fencing of their rear yards within 12 months of occupying the residence.

All lots backing onto parks and greenways will have a five (5) foot high black chain link fence provided by the developer.

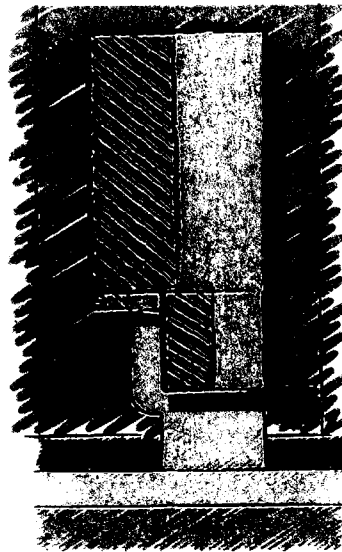
All lots with sideyards to roadways should have five (5) foot high brown vinyl fencing.

Refer to Neighbourhood Plan (page 10) for vinyl and chain link fence locations.

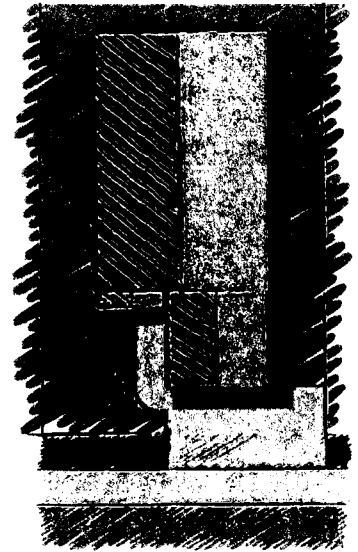
## WALKWAYS & DRIVEWAYS

Minimal use of hard surfaces is encouraged, but where necessary (i.e. driveways, walkways, and patios), long lasting materials such as concrete, paving stones and interlocking bricks are acceptable. Crushed stone, shale, loose aggregate and asphalt are unacceptable materials for driveways and walkways.

Parking should be limited to the driveway only. Driveways should be a maximum width of 2 car spaces. This will allow more space for front yard landscaping; thus, beautifying the overall appearance of homes.



**YES**  
Two car width  
driveway



**NO**  
Excess driveway  
width



# Environmental Guidelines

While not required, Richardson Bros. encourages all builders to follow Built Green principles:

- Homes built within this project are encouraged to be built to a minimum Built Green certification level of Bronze.
- Homes built should utilize insulation, house wrap and roofing materials that meet Built Green certification.
- All windows and doors installed should be Built Green certified.
- Homes built should utilize Energy Star materials and products whenever feasible.
- Homes should utilize low-flow toilets and water conserving faucets.
- Architectural planning and design should take full advantage of energy efficiency (i.e. natural heating and/or cooling, sun and wind exposure, solar energy properties, etc.).
- Builders/ Owners should contact the Design Review Consultant to effectively apply Built Green standards.





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RESC - RESTRICTIVE COVENANT  
DOC 1 OF 1 DR#: E0145FB ADR/DMACNEIL  
LINC/S: 0034578022 +