



SCHEDULE "B"
ARCHITECTURAL & LANDSCAPE GUIDELINES
ASPEN CREEK

Aspen Creek is a modern manufactured home community in the City of Leduc. This document outlines opportunities and constraints associated with the construction of new homes in Aspen Creek such that the homes and development together will become a residential manufactured home community of a uniquely high standard. It provides a set of development guidelines which, without being restrictive, will direct builders and homeowners alike towards appropriate building forms and details. Its intention is to provide the framework and guidance for the construction of homes which will be compatible, in both the short and long term, with other homes to be installed in Aspen Creek and those homes which will exist adjacent to its boundaries.

Decisions regarding a house plan's conformance with the Architectural and Landscape Guidelines (the "Design Guidelines") rest solely with Maclab Enterprises or its designated agent (the "Owner"). Judgment requiring interpretations of any specific part of the Design Guidelines rest solely with the Owner. The Owner may act in conjunction with the recommendations of the Designated Consultant(s), if any, appointed by the Owner.

Designs of Merit, that is, creative designs which do not strictly follow the Design Guidelines, will be given consideration. Acceptability of such designs rests solely with the Owner. Submission of preliminary drawings illustrating such creative designs is encouraged.

The Design Guidelines may be altered, amended or varied by the Owner in its sole and absolute discretion.

No sale to a prospective purchaser is final until the final written approval of the plan, elevation, lot siting and color scheme has been given by the Owner (known as the "Approved Design"), and the land lease agreement between the homeowner, as Tenant, and the Owner, as Landlord, has been signed. The Owner is not liable for any consequences or losses incurred, including the cost of preparing the house plan application, as a result of any representations made to or by a prospective homeowner, or to or by a builder, prior to the issuance of the Approved Design. The builder and/or purchaser shall be fully and solely responsible for such representations.

Setting the Standard for Your New Neighbourhood

Objectives

There are two primary objectives which have been considered in developing these Design Guidelines:

1. **Quality of the Community** – The Design Guidelines are the mechanism which encourage Aspen Creek to be of high quality, reflecting an image appropriate to its setting.
2. **The Community Image** - It is important to maintain the uniqueness and quality of this neighbourhood.

The Design Guidelines incorporate components which contribute to the long-term quality and value of Aspen Creek.

City of Leduc

Formal standards for this development will be those established by the City of Leduc Land Use By-law, as amended (the "City by-Law"). Conformance with the Design Guidelines does not negate the requirement for approval by the City of Leduc. If there is a conflict between these Design Guidelines and the City by-Law, the City by-Law shall prevail.

Setbacks and Siting

Lots 4000 to 4024, excluding Lot 4023, shall have a front yard setback of 6 metres.

Lots 1049 to 1080; lots 1176 to 1178; and Lots 1003 and 1005 shall have a front yard setback of 7.5 metres. Lots 1180 and 1001 shall have a front yard setback of 8 metres. Larger front yard setbacks may be considered on a site by site basis.

Homes on corner lots 4000, 4001, 4024 and 1069 shall be sited with the primary entrance on the long, street-facing side of the home.

The minimum side yard setback shall be 1.5 metres.

Homes will be sited in accordance with the plan attached as Appendix 1.

Designated Surveyor

The builder and/or homeowner must utilize the Owner's designated surveyor for Aspen Creek, Northlands Surveys, to stake final grades prior to landscaping, and to provide Certificates of As-Built Grades as may be required by the Owner. All costs associated with these survey services shall be at the sole cost and expense of the builder and/or homeowner.

Dwelling Unit Sizes

Lots 4002 to 4024 and lots 1069, 1071, 1073, 1075 and 1077 will be restricted to homes 20-22 feet in width.

Lots 1001, 1063, 1066, 1077 and 1080, may accommodate homes wider than 22 feet. Approval to locate a Home wider than 22 feet on a site rests solely with the Owner and is subject to the Owner's prior written approval.

Building Elevations

All elevations must be submitted at the same time for a comprehensive review.

Repetition – Homes with identical front elevations within two lots of each other on the same street may not use the same colour scheme.

Front Elevation

The predominant cladding material on the front elevation of the Home shall be vinyl siding.

The approved siding colours include and are limited to:

Canyon Clay	Sandalwood
Almond	Linen
Wicker Cafe	Pearl
Dover Grey	Pebble Kaki
Everglade	Mist Blue

The approved shutter colors include and are limited to:

Brown	Cream
Sand	Blue Grey
Light Grey	Black
Evergreen	Charcoal

Shutter colors must complement the siding color. Tone-on-tone selections are encouraged. Trim color is white.

The balance of the elevation should contain architectural features, which complement the vinyl siding. Verandas, bay or boxed windows, columns, window and door details, and gable treatments are all suggested good examples of such features. Homes must demonstrate a substantial proportion of window glass on the street facing elevation.

Homes on corner lots have greater public visibility because their exposure to the flanking roadway creates a secondary front elevation. For a successful home design on these lots, the appropriate front elevation guidelines must continue onto the flanking side and be phased out in an appropriate manner. This will include additional window glass in substantial proportion to the flanking elevation.

Addresses

All Homes will be provided with custom address plates which must be affixed to the front of the Home.

Rear and Side Elevations

The rear and side elevations must be clad in the same vinyl siding utilized on the front elevation.

Detailing

1. Paneled entrance doors are to be integrated into the design of the home.
2. Window glazing areas on at least the front and exposed side elevations are to be divided with muttons or other glazing bars.
3. Exterior entrance screen doors are not a mandatory requirement; however, when and if they are installed on the Home, the door must be white only in color, including a white handle.
4. All Homes must incorporate exterior entrance lighting fixtures.
5. All Homes must incorporate a utility panel on the side of the Home to accommodate installation of utilities.

Roofs

All roofs are to be asphalt shingles only. The approved color is Weathered Grey.

All roofs must be a minimum 4:12 pitch and minimum 5:12 pitch on 22' units. Overhang dimensions are to be compatible with the style of the Home. Roof overhangs must project a minimum of 18" away from the walls of the house except for over bay windows on the sides and rear of the Home, which may have a minimum overhang of 6".

Stairs and Sidewalks

All exterior sidewalks must be constructed of:

- i) gray (not charcoal) pre-cast sidewalk blocks having a minimum dimension of 24" x 30" and running a width of 30"; or,
- ii) plain, broom-finished concrete having a minimum width of 30"; or
- iii) poured concrete, grey in color, and having a minimum width of 30".

A permanent set of stairs, complete with handrails and entrance balcony or porch of not less than 20 sq. ft., shall be constructed at all regularly used entrances to the home. Stairs may be pre-cast concrete, wood, or synthetic material. Risers and sides of stair sets must be enclosed. Stair railings must be of materials compatible with veranda railings, where applicable, or black or white aluminum.

Optional Exterior Amenities

All porches, decks, car ports, storage sheds, awnings, cabanas, patios, fences and/or any other type of exterior amenity shall conform to the City By-Law and Design Guidelines. An application including detailed plans for any exterior amenities must be submitted in writing to and receive written approval from the Owner prior to any amenities being constructed or erected. Applications must include design, materials, colors and a site plan showing location of the proposed amenity. Storage sheds must be constructed of materials to compliment the Home and must be no larger than 10' x 10' with a maximum sidewall height of 6'. All required City of Leduc permits are the sole responsibility of the builder and/or homeowner.

All construction must be to a professional standard as determined by the Owner in its sole opinion.

Decks

Decks may be constructed in the side and rear yards of homes. Decks must be set back a minimum of 4 metres from the front of the Home. Wooden decks must be painted or stained in a neutral color compatible with the Home immediately upon completion of construction. Decks must be skirted in lattice. Deck locations for homes on Lots 4000, 4001, 4024 and 1069 will be considered by the Owner on a site by site basis.

Garages / Carports / Storage Sheds

The exteriors of garages, carports and storage sheds must have the same finishing as that of the Home, including but not limited to the make and color of the roofing material, the predominant cladding material, fascia, trim, etc. The roof pitch must be compatible with the pitch of the roof of the Home.

Garages are not a mandatory requirement. Where a garage is to be built on a Site where a lane is provided, the garage must be located at the rear of the Site. Where a garage is to be built on a Site without lane access, the garage must be set back from the

front of the Home a minimum of 4 metres. A reduced setback may be considered by the Owner where it can be shown that there will be no adverse effect on the streetscape.

Carports are permitted only on sites without lane access. No front drive access is permitted on sites served by lanes. Roofs of carports must be trussed and either free standing or integrated with the roofline of the Home. Carports must be set back a minimum of 4 metres from the front of the Home. A reduced setback may be considered by the Owner if it can be shown that there will be no adverse effect on the streetscape.

A minimum side yard width of 3.2 metres is required for access from a front street to a garage or carport.

Landscaping

Basic landscaping of the Site is a mandatory requirement for all homes in Aspen Creek. Weather permitting, landscaping shall be completed prior to possession of the Site. Homes installed over the late fall and winter must have landscaping completed within 45 days of snow melt. Minimum standards for the Site shall include:

- Sod must be laid over a minimum of 4" of topsoil and must be placed over the entire front, rear and side yards.
- One tree, of a variety defined by the Owner, must be installed in the front yard in a location determined by the Owner in consideration of Aspen Creek's tree planting plan. The tree must be a minimum 2" caliper.
- A minimum of 3 shrubs must be planted in a prepared shrub bed. Evergreen shrubs shall have a minimum spread of 24". Deciduous shrubs must have a minimum height of 20". All shrub beds must contain landscape fabric to minimize weed growth and must be finished or covered with a minimum of 2" of landscape mulch.
- Where a tree cannot be planted due to easements or other physical constraints, an additional 3 shrubs in a prepared bed are required within the front 2 metres of the Site.

The Owner reserves the right to install additional trees on corner sites, at its sole discretion and cost.

Power and gas utilities are installed in an easement in the front yards of most homes. Additional trees may only be planted in front yards with the prior written approval of the Owner.

Fencing

Fences may be constructed within specific areas of the Site. Fences must be of sound construction and must be constructed in accordance with the design and color standards identified in the fencing specifications available from the Owner. Fencing material options include wood and black vinyl coated chain link according to the specifications. Wood fences on common property must be painted or stained on both sides. Fences must not be more than 5' in height. All fences must be approved in writing by the Owner as to location, design, material and finish. It is the intention of the Owner to give Aspen Creek an aesthetically pleasing and organized appearance through uniform fencing materials, finishing and installation.

Side yard fencing may be installed only over the rear 50% of the lot length. Variations will be considered on a site-by-site basis where this requirement may conflict with home entrances and where a variance will not detract from the overall streetscape appeal.

No fencing is permitted on street flanking sides of homes on corner lots, except as may be installed by the Owner or as may be specifically approved in writing by the Owner on a site-by-site basis.

No builder and/or homeowner shall allow any trees, fencing, buildings, or other Site improvements to fall into a state of disrepair detrimental to the Aspen Creek community.

Lot Grading

Lot grading is to be consistent with the approved lot grading plan. The staking out of the Home, including the cost for doing so, is the sole responsibility of the builder and/or homeowner. Likewise, the staking of design grades for landscaping is the sole responsibility of the builder and/or homeowner. The Owner may require a Certificate of As-Built Grades to confirm compliance of final grades with design grades. All costs associated with adjustments required to bring grades into compliance are the sole cost and expense of the builder and/or homeowner.

Foundations

All foundations shall be engineered designed screw piles. All foundations shall be skirted and the foundation skirting shall be parged. The parging color shall be grey.

A maximum of three (3) feet of parging is allowed on front and side elevations. The cladding material must be extended to achieve this desired result, or alternative detailing is required.

Verandas and decks must be skirted with lattice or parging. There will be no other skirting materials allowed in Aspen Creek.

Appearance During Construction

Prior to commencement of construction, the builder and/or homeowner must inspect the condition of the local improvements on the Lands including but not limited to curbs, gutters, sidewalks, street lamps, fencing, etc. in, on, or around the Site in order to determine if any of these local improvements are damaged. Written notice of any damage must be submitted to the Owner prior to construction. Where no written notice has been given, or where there is no prior damage, costs for repairing any damage shall become the sole responsibility of the builder and/or homeowner.

During construction the builder and/or homeowner are required to keep the Site clean and orderly. Garbage shall not be burned. During construction of the home and landscaping the prompt removal of garbage is strongly encouraged. Any builder and/or homeowner not abiding by these Design Guidelines will be charged and responsible for any costs incurred by the Owner to conduct any clean-up for which the builder and/or homeowner would otherwise have been responsible.

Approval Process

Construction may not commence until all necessary City of Leduc permits, requirements, and Owner approvals have been granted or met and the land lease agreement between the Owner, as Landlord, and the homeowner, as Tenant has been signed.

Plan Submission

The builder and/or homeowner shall submit one copy of the following information to the Owner:

- Detailed drawings of the Home's elevations and/or detailed drawings of the optional exterior amenities proposed.

- Colours and materials to be used on the exterior of the Home and/or amenities
- Details on stairs, landings, and railings to be used at all exterior doors, as applicable.

The Owner shall review the plans and approve or reject them based upon adherence of the plans to these Design Guidelines. Modifications may be required as a condition of approval. The Owner will make the final decision as regards approval or rejection of the plans.

Any changes to the approved plans must be submitted to the Owner and approved in writing prior to their implementation.

The builder and/or homeowner shall remain liable for any subsequent loss or damage however caused or incurred as a consequence of their failure to build in accordance with their approved plans or to grade the Site in accordance with the lot grading plan.

The information contained in the Design Guidelines is provided as a guide to be used by the builder and/or homeowner. The Owner may revise these Design Guidelines at its discretion. The Owner makes no warranties or representations as to the accuracy, suitability or completeness of any information provided on the plans for any home. The builder and/or homeowner shall be fully and solely responsible for all designs of the Home, and for the conformance of such design to the appropriate building codes and these Design Guidelines.