

SCHEDULE A

Architectural Controls and Construction Guidelines



DESIGN & PLANNING

Introduction

- Matchett Bay consists of 37 residential lots consisting of the civic streets Matchett Bay and Sillers Street; collectively the project is known as Matchett Bay.
- The requirements of the architecture guidelines listed will protect the interest of all homeowners in the area and the overall look and feel of the subdivision.
- Matchett Bay and/or its designate are solely responsible for the determination of what is compatible within the framework of these guidelines. These Architectural Guidelines form a Restrictive Covenant that will be registered and carried on all 37 single-family home titles in Matchett Bay, Phase 1.

General

- Whenever possible, documents are to be submitted to Matchett Bay electronically via email or secured document storage facilities on line.

Definitions

- **Matchett Bay**- can mean any of its Directors, officers, employees or -approved in writing- affiliated consultants and/or contractors.
- **Owner**: refers to legal titleholder of the lot or designated agent acting on behalf of the legal titleholder with written authorization.

Construction Timing

- At official date of possession of the lot, which is the Closing Date in the Purchase Agreement, the Owner will have:
 - A maximum of one year to begin construction, which at minimum includes the installation of a foundation and backfill.
 - A maximum of three years to complete construction as required by the approved building plans.
- Non-compliance with construction timing will result in the compliance deposit being forfeited and prior to resuming construction a new compliance deposit will be required.

Important Zoning Regulations

- Matchett Bay must issue "Approved Stamp or Letter" prior to submitting a building permit application to the City of Estevan.
- Owners and builders are responsible for ensuring compliance with all City of Estevan bylaws, policies and regulations or requirements and with the National Building Code of Canada. Please refer to Estevan Zoning Bylaw # 2010-1834 and associated amendments to ensure compliance.
- Certain lots may have Easements, Covenants and/or rights of way registered on title. Owners are responsible for becoming familiar with the charges on title and are bound to the provisions contained therein.

Overall Design & Construction

The Developer has established minimum home sizes for Matchett Bay. All homes in Phase 9.1 will be single- family detached homes with attached garages. The goal is to compliment the existing Matchett Bay homes with quality construction while also considering the economics of both builders and homebuyers today.

There is no specific architectural style rather the goal is architectural harmony. This would include: prominent front entries, pitched roofs, non-dominant garages and selected finishes. Radical building designs will not be approved. Owners are encouraged to clarify any design concerns as early in the process as possible.

Building Requirements

Home Location and Size

- The minimum square footage of the above grade habitable floor area, not including porches and garages are as follows:
 - R1 Lots: 1200 sq. ft.
 - R1A Lots: 1000 sq. ft.
- Setbacks are to meet the zoning bylaw of the City of Estevan, however, homes are to be toward the front of the lot whenever possible. Irregular shaped lots may receive special consideration.
- Modular and RTM home builds will be considered for approval if they meet all other architectural specifications and City of Estevan requirements.

Garage & Driveway

- Garages where possible are not to be the prominent element of the building and nor the garage door the dominant element of the building façade. All dwellings must be constructed with an attached garage at the same time as the dwelling is built. Garages may be in front or on the side of the house. The minimum inside measurement specifications for garages are as follows:
 - R1 Lots: 6m wide by 6m long
 - R1A Lots: 3.5m wide by 6m long
- Driveway/Garage placements are pre-determined by Matchett Bay.
- Driveways may be constructed of broomed concrete, exposed aggregate, stamped concrete or paving stone.
- Garages may be designed for entrance on the side of the house on corner lots, rather than the front, on approval by Developer.
- House and garage façade must be similar.

Roof

- The roof of the principal dwelling shall have a minimum 4-in-12 pitch.
- Roof overhangs are to be 2 feet on the main floor and 18 inches on the second floor. Rooflines are encouraged to be unique and interesting.

Exterior Facade

- A minimum of two wall treatments on each home approximately 1/4 of the exterior finish must be covered in a different material than the rest of the home.
- Matchett Bay will approve all materials for use on the exterior of each home.
- Where material meets a corner, it must wrap at least 2 ft. around the corner.
- Colors will be approved upon submission of plans

Accessory Buildings

- Must comply with City of Estevan bylaws and must be consistent with size, color, and schematics of the surrounding dwellings.

Lot Grading & Drainage

- Where possible follow the natural slope of the land and most importantly follow the approved site-grading plan. Drainage flow patterns need to be displayed on the site plan showing drainage moving away from adjacent lots and structures.
- It is important that during and after construction that lot drainage remain consistent with the lot grade and drainage plan. Run off water must not spill on to neighboring lots.
- Site drainage must be established prior to and during construction and is the sole responsibility of the lot owner.

Repetition

- Front and rear elevations must be separated by at least 2 lots on the same side of the street and cannot be repeated directly across from each other.
- All exterior color/design schemes need to have a 2-lot separation and not be directly across from one another.
- Variances on windows, rooflines, doors, trim, dormers, gable ends, etc. will be required to differentiate neighboring houses, even though floor plans may be similar.

Compliance Deposit

- A \$1000.00 dollar deposit (per lot) for compliance on Architecture Guidelines will be required upon final approval of building plans submitted to Matchett Bay.
- Deposit will be returned after the owner requests a final approval of compliance and written approval is obtained from Matchett Bay.

REVIEW & APPROVAL PROCESS

Pre-Design Meeting

Prior to design plans being submitted it is strongly recommended that the Owner or his agent meet with the Matchett Bay to cover the scope of the guidelines as applicable to the Owner's lot.

Pre-Construction Inspection

Owners must inspect their lot for damages to utility boxes, water valves, sidewalks, and curbs and list any damages in writing to Matchett Bay prior to construction commencing on their lot. If damages are not identified in writing prior to construction all damage will be invoiced to Owner.

Formal Application, Review & Approval

Upon completion of pre-design meeting the owner shall submit the following information as **Application** for review and approval

- Plot Plan (to scale) showing the following
 - a. Lot size
 - b. Building envelope
 - c. Setbacks
 - d. Lot Coverage
 - e. Easement and Utility rights of way
 - f. Property and house corner grades
- Construction Drawings (to scale)
 - a. Floor Plan(s)
 - b. Foundation plan(s)
 - c. Elevation(s)
 - d. Cross Section(s)
- 1 document describing/showing all exterior features- colors, materials, roof materials, driveways, landscaping, fences, etc.
- Fees:
 - a. First Submission- no charge
 - b. Additional Submissions- additional charges may apply
- Performance Deposit- \$1000.00 to be made out to **Matchett Bay** and to be held until Final Inspection.

Matchett Bay will review the design proposal and communicate with the Owner as to any adjustments or clarifications required. The Final Approval will be given in writing by Matchett Bay and will be required to obtain a building permit from the City of Estevan.

Final Approval and Performance Deposit

For Final Approval and release of the Performance Deposit, the owner shall advise Matchett Bay when construction is completed. When it is determined that all Architectural Guidelines have been met the deposit will be returned.

CONSTRUCTION GUIDELINES

Material & Equipment Storage

- Builders must ensure that they do not trespass or disturb any other properties
- Cleaning of paint, solvents, stains, etc. will not be permitted on site
- Concrete trucks may not clean chutes anywhere on site
- Builders will be allowed to store materials and equipment on site during construction but may not store on any other home sites
- Items stored will have to be stored in an organized and covered manner to ensure site cleanliness.
- Storage will not be permitted on any road or sidewalk

Use of Site

- Debris may not be burned, dumped or buried anywhere on site at any time
- Site damage: curbs, sidewalks, roads, vegetation, utility boxes will be charged to the builder/owner.
- Construction debris and waste must be contained on site each day and removed at the end of the project
- Site drainage must be adhered to at all times before, during and after construction.
- Utility trailers may be parked on site for the time of construction only, at the risk of the owner.

Enforcement

- Only Matchett Bay or its authorized agent may enforce these guidelines.
- Matchett Bay reserves the right to rectify any deficiencies as outlined in this document at the cost of the owner.

Discretion

- Notwithstanding anything else set out in these guidelines, Matchett Bay may apply their judgments when considering and approving anything regulated or controlled by these guidelines. In so doing, Matchett Bay and its agents may provide waivers or relaxations to any matter set out in these guidelines in their sole and absolute discretion.

IN WITNESS WHEREOF the Parties hereto has hereunto set their hand and seal this ___ day of _____, 201__.

101217590 Saskatchewan Ltd. o/a Matchett Bay

Per: _____ Print Name: _____

SIGNED, SEALED AND DELIVERED
in the presence of:

WITNESS Print: _____

PURCHASER Print: _____