

ARCHITECTURAL DEVELOPMENT GUIDELINES --- MANDATORY!

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Introduction

This document outlines the opportunities and constraints associated with the Eagle Ridge development and provide a set of subdivision guidelines which will direct homebuyers, designers and builders towards appropriate building forms and details.

House plans will be reviewed in terms of their adherence to these

guidelines.

Applicants may provide alternative details to those outlined in these guidelines providing that it is demonstrated that conformity to the overall objectives for the quality of the area are being maintained. The acceptability of such alternatives is solely at the Design Committees discretion.

Architectural Guideline Objectives

There are three primary objectives that have been considered in developing the Architectural Guidelines.

1. The general architectural thrust will encourage richly detailed homes which are uniquely suited for the stately sized lots. Traditional and California styles are preferred. Modern designs will be considered providing that they contain sufficient detail and/or a major component of natural material in the finish.

2. The Quality of the Community - the Architectural Guidelines are the mechanism which encourages a high level of quality, reflecting an image appropriate to the setting.

3. The Diversity of the Community - the Architectural Guidelines are to be implemented selectively and to varying degrees in accordance with an overall merchandising plan. Key areas are highlighted by means of increased design control to ensure appropriate response to hillside, view lots, as well as lots adjacent to

Architectural Guidelines

1.0 City of Edmonton Standards

Formal standards for development will be those as established in the City of Edmonton Land Use Bylaw. Conformity with these guidelines does not supersede the required approval process of the City of Edmonton.

2.0 Building Massing and Siting

2.1 Setbacks/Separation Space

Minimum setbacks for all side yards will conform to those established by the City of Edmonton RF-1 District.

Side yards shall be established on the following basis:

(a) side yards shall total at least 20% of the site width, with a minimum side yard of 1.2 m (3.95 ft.), except that the minimum side yard for buildings over 7.5 m (24.6 ft.) in height shall be 2 m (6.6 ft.);

(b) on a corner site where the building fronts on the front yard the minimum side yard abutting the flanking public roadway other than a lane shall be 20% of the site width, to a maximum of 4.5 m (14.8 ft.);
(c) on a corner site where the building fronts on a flanking public roadway other than a lane, the minimum side yard abutting the flanking public roadway shall be 4.5 m (14.8 ft.).

Separation Space shall be provided between two or more Dwellings or portions thereof on the same site, in accordance with Section 58 of the Edmonton Land Use Bylaw.

2.2 Siting and Site Coverage

The maximum site coverage is 40% for house and attached garage as per the City Bylaw.

The siting of dwelling units shall reflect the site attributes of topography, views, exposure to sunlight and the need for privacy. Lot siting should be examined to encourage proper lot drainage and height of house which does not completely obscure the view from lots upslope.

2.3 Massing and Building Heights

The maximum building height is 10 m (32.8 ft.)

The minimum roof pitch is 4:12.

The intent is to provide an overall site composition of sloped roofs while allowing for an expression of uniqueness for individual residences and the internal functions of each house. Houses within the same street or cul-de-sac are to have a consistency of apparent volume, ie. small homes cannot go directly beside larger homes. Minimum floor area is 186 m² (2,000 sq. ft.) for bungalow and 204 m² (2,200 sq. ft.) for split levels (calculating the upper two levels only, levels partially below grade are not included in the calculations). Minimum floor area is 260 m² (2,800 sq. ft.) for 2 storey.

Houses should be specially designed to adapt to sloped lots, ie. split levels.

If, in the opinion of the Developer/Design Consultant, the use of the standard floor plan results in excessive grading work and retaining walls, then such homes will not be allowed.

Walkout Basement lots: The rear house elevations for these lots should be designed to avoid 3storey high rear wall treatments. The distance from

grade to the first eave line is to be less than 20 feet.

Essentially, the architectural devices that can best achieve this rear wall requirement are downhill sloping roofs in combination with dormers, variations in the rear wall plans, retaining walls and grading.

Lots Backing on

To enhance the community's image, the rear elevations should be given the same attention to design as the front elevations. This objective can be achieved through: similar detailing to that used on the front elevation. A special rear entrance treatment and variation in the two storey massing (balconies, cantilevers and roof lines, etc.). The Design Committee reserves sole discretion on the acceptability of these elevations.

2.4 Lot Grading

Lot grading is to be consistent with the subdivision grading plan. The minimum slope allowed is 2%.

Lot grading should be absorbed with the building massing (i.e. step floors, walk-out basements, etc.) to minimize the need for grades steeper than 3 to 1.

All plot plans will be prepared by the designated surveyor. The staking out of the homes will be carried out jointly by the builders and the designated surveyor. This procedure will facilitate establishing building elevations that are appropriate for the onsite grading conditions.

Sideyard Grading: In addition to the critical grade control points at the corner pins of the lots, the grade elevations along the entire length of side property lines will also be important considerations. The Design Committee reserves the right to adjust all the grading requirements between units after both the affected homes have been submitted. A co-ordinated grading review will be carried out to ensure that the proposed final grades of the first house submitted do not adversely affect the adjacent house. The final grading requirements will be balanced to the mutual benefit of both houses.

Particular attention is to be given to the sideyard grading for those lots with front to back falls and/or side to side falls. In the case of a side-to-side falling lot, the base of the steps for any side door access must be approximately equal to the level of the driveway at the garage door. For those lots with grades generally falling towards the back yards, the base

of these steps are to be lower than the level of the driveway. Keep in mind that in these cases, modifications to the exterior cladding may be necessary to ensure that maximum 2' parge line is maintained.

In the case of those walkout basements I lots adjacent to non-walkout basement lots, retaining walls between back yards may be required.

2.5 Repetition

Designs with approximately identical house elevations may not be repeated more often than every sixth house on either side of the street.

To be different means that there is a significant change in features such as roof slopes, size and location of windows and doors, colours and finish materials. A change of material alone and reversing the plan is not sufficient.

3.0 Materials

3.1 Roof Material

The roof is to be untreated cedar shakes, cement tile or certain stone-coated steel products in specified profiles and colours as indicated below. Other similar textured stone-coated steel products will be considered on written request with supporting information, including addresses for viewing the proposed product.

Other roof finishes will be considered if it can be shown by the applicant that these are in keeping with the overall objectives of the guidelines. A review of previously approved roofing materials was conducted by the ERHA Board in 2008. The report, Review of Eagle Ridge Architectural Guidelines for Roofing Materials, may be viewed on the website under the heading Reports. It contains additional information that may be of use to owners in considering roofing materials.

Please note that the Association does not 'recommend' new products, nor will it 'recommend' suppliers or installers. Please also note that these Guidelines do NOT apply to Eagle Ridge Place or Eagle Ridge Point (Heffernan Close).

The following stone-coated steel products have been approved for use:

1. Metro Roof Products Metro-Shake II Classic and Metro Cottage in Birch, Charcoal or Weathered Timber colour; information may be obtained at <http://www.smartroofs.com>.

Sample roofs in the charcoal colour may be viewed in Eagle Ridge at 497

and 507 Heffernan Drive. A sample in the weathered timber colour may be viewed at 8 Loyala Place, St. Albert.

2. Gerard in a Tile Profile in Barcelona or Country Blend colours; information may be obtained at <http://www.gerardusa.com>.

Sample roofs in the barcelona colour may be viewed in Eagle Ridge at 921 Heacock Road, or at two other homes in Edmonton at 1381 Carter Crest Road and 74 Cormack Crescent. A sample roof in the country blend colour may be viewed in Eagle Ridge at 910 Heacock Road.

(Section 3.1 Roof Material amended January 11, 2010 as approved by the Board on January 7, 2010.)

All roof stacks, flashings, etc. are to be painted out to match roof colour. All fascia board ends are to be cut within 10 degrees of vertical and are to be a minimum of 12" deep. Rainwater leaders, eaves troughs and fascias should match the trim colour as selected. Overhangs on upper levels are recommended to be 1' to 1'-6", and on lower levels are to be 2'.

3.2 Chimneys

The main chimney is to be brick, stone or stucco. Siding is only allowed on the secondary chimneys. All brick stone or stucco chimneys are to incorporate corbelled detailing (Queen Anne Style) and include concrete rain caps. Vinyl clad chimneys are to have a decorative cap similar in character to the masonry caps.

Chimneys against exterior walls are to project out 2' from the wall face.

3.3 Exterior Finishes

If the predominant exterior finish is to be vinyl/aluminium siding or stucco, then the exterior finish must also include a complementary natural material (wood, stone, or brick).

Exterior siding is to be horizontal only. Fascia boards are required in a colour complementary to the siding or to match the trim colour.

Allowable materials include cedar siding, stucco, double four aluminium siding or double four vinyl siding with a 4" - 5" exposed profile.

No higher than 2'-0" of concrete walls are to be exposed above grade.

Higher concrete walls (i.e. walk-out basements, drive-under garages, etc.) are to be clad with the predominant siding material.

Special attention should be paid to window accents. Use of muntin bars, shutters, mouldings, trim boards or casements are encouraged.

We are strongly encouraging the use of at least one arched window and the use of muntin bars on the front elevations.

Houses on corner lots are to have two full elevation treatments adjacent to street.

Garages are to be finished in similar design and materials to the house. Garage doors are to be painted or stained wood.

Electrical meters and gas meters are to be located on the back half of the house so as to minimize any view from the front street.

3.4 False Fronts

There are to be no "false fronts". The dominant materials of the front elevations must be carried on all remaining elevations. Brick or stonework is to be quiet and even-toned. There is to be no "new-used" brick or multi-coloured stonework. All brick is to be standard or metric size with grey mortar. No jumbo brick will be allowed.

Brick or stone used as trim material on the front elevation is also to be used in a similar manner on all elevations. When brick or stone returns only on the side elevations, the front elevation will be considered to be false and therefore will not be allowed.

3.5 Front Entries

Front entrances are to create a luxurious impression in keeping with the overall image being created for the community.

The entrance's width is therefore to be minimum of 8' wide outside the entry doors and inside the foyer.

3.6 Accessories

All homes will have the Eagle Ridge custom designed post top lights with house numbers. There will be two lighting fixtures flanking the garage door(s), one in the vicinity of the front door and one strategically placed walkway lighting fixture. The house numbers will be located on the walkway lighting fixture.

3.7 Colours

All exterior colour schemes will be approved on a lot-by-lot basis.

However, submission of colour schemes for pre-approval is strongly encouraged. Each colour scheme submitted is to be accommodated with exact colour chips. The Design Committee reserves the right to approve or disapprove any colour scheme. (See 4.3 for Colours re Fences.)

3.8 Driveways and Garages

Desirable slopes of driveways are 5% or less. Absolute maximum driveway slopes are 8%. Driveways and front walks are to be one of the following:

Exposed aggregate; exposed aggregate with stone or with brick edging; paving stone; exposed aggregate with coloured brick or stone pattern [Later amended by Melcor to include "brushed concrete" as long edging was as per above]

All houses are to have a 2-car attached garage at minimum.

Gable ends are not allowed on the front elevations without sufficient detailing to reduce the apparent height of the gable ends. The acceptability of such detailing rests solely with the Design Committee. The eave line on front sloping garage roofs is to be within 1' -0" of the top of the garage doors. Drive-under garages are permitted on sloped lots provided they do not abnormally raise the first floor more than 2' -6" above grade. The building height is to be no greater than 2 storeys for the garage portion of the elevation.

3.9 Garden Sheds

Garden sheds must meet all requirements regarding The City of Edmonton by-laws, be finished in similar design and materials (roofing and siding) as the house, and not be oversized in comparison to the house. A good example of such a shed is at 1419 Herring Cooper Way. (Section 3.9 Garded Sheds added January 11, 2009 as approved by the Board on February 13, 2009.)

4.0 Landscaping

4.1 Front Yard Landscaping

Landscaping of the front yards should be designed to enhance individual homes and specific sites. Plants should be chosen from species which complement house colours and neighbouring lots. Sketch landscape plans will be provided by the Builder to the Developer at time of submission of house plans.

Front yards with more than 10% grade should be terraced in shelves or by using landscaped retaining walls.

Retaining wall materials are to be compatible with the house materials. Concrete retaining walls are permitted if they are highly patterned or of

washed aggregate complete with detailed caps of brick or wood. Concrete retaining walls of more than 2'-6" in height must be terraced so that each lift is no greater than 2'-6".

4.2 Trees/Sod

Three trees and sod with a minimum of 3" of topsoil are to be planted by the builder and/or homeowner in the front yard within 6 months of completion of the house. The three trees are to be a combination of 3" calliper deciduous or 10' -12' coniferous trees.

Completion of the landscaping forms part of the final acceptance requirements.

4.3 Fencing

The custom project fencing (design and colour) and light fixture post is mandatory for all lots in the Eagle Ridge Subdivision. The detailed design of the project fencing and light fixture post is available from the Design Committee.

Front Yards: Fences at front yards will be prohibited except ornamental fencing to a maximum height 1.0 m or 3 ft. may be allowed when constructed in accordance with the design of a home.

Side Yards: Fence heights are limited 1.8 m or 6 ft. high and are to be consistent with the visual character of the subdivision. These fences are the responsibility of the builder or Individual home owners to construct and maintain.

NOTE: ERHA is registered with Cloverdale Paint (450-8444):

9735 - 28 Ave -- Close to new Costco.

30% Discount with AMA... Ask for:

Boards -- Cascade Pewter: Deep Base 06801 - B3y - C1y - F8 /per 01 gallon

Posts & Beams -- Cascade Ebony: Clear Base 06804 - B13y /per 01 gallon

Feb. 2005 Addendum

Note that fences dividing two properties, and sides of fences facing inward of a property, are NOT included here, even if part or all of said fences are visible from the street: The staining of these still remain the responsibility of each homeowner. Therefore only one side of the walkway or street-facing fences will be stained by ERHA: the side visible

from the street or walkway, not the side facing the property's interior. The only exception to this is the fence dividing Heffernan Close from Eagle Ridge Place: As most of this short piece of fence is highly visible from public places and as it is backing unto condominium open spaces instead of subdivided properties, the association has elected to include that fence in its staining program. March 2007 Addendum to this Feb 2005 Addendum: The wrought iron fence bordering the walkway behind "The Point (Brass III)" and "Eagle Ridge Place" will also be painted on both sides, as all sides are visible while walking said walkway.

It should be further noted that no change is made as to ERHA's responsibility for STRUCTURAL maintenance: Only the perimeter (Divisional) fence will receive structural maintenance as well as staining by ERHA -- not the walkways or any other fences discussed here, as those will only receive staining (i.e. structural maintenance for these fences shall remain the responsibility of each homeowner).

Approximately 2,000 to 3,000 linear feet of fencing will be stained on a yearly basis, resulting in a projected five-to-seven-year cycle between re-staining of each fencing segment (depending on SW vs. NE orientation, & number of coats). Two thirds of the cost of this work will be considered operational expenses, and one third will be paid through the reserve fund (as this is where money for the perimeter fence is being accumulated).

April 2005 Addendum

In order to properly IMPLEMENT the 2005 AGM approved fence-staining plan described in the February 2005 addendum, whereas the Association is responsible to keep all Subdivision Features in good, clean, and proper condition, order, and repair, and whereas all visible fences fronting onto roadways or walkways, including Perimeter Fences, should be kept to a high visual standard for the benefit of all owners in the Subdivision, ERHA passed the following resolution: : ERHA has devised a plan to stain ALL street-facing fences in Eagle Ridge. The concept is to improve the look of the area by ensuring that, as one walks the ravine, parks and sidewalks of Eagle Ridge, all visible fences fronting or connecting between homes (or siding onto streets or walkways) will be kept to a high visual standard, thereby maintaining property values for

all homeowners in the area. Fences affected are as follows: Fences on the front or side of properties -- or both for corner lots -- as well as ravine, parks, or walkway fences (i.e. side of fence facing walkways, or both sides for staggered height ends -- up to a point level with either a connecting fence or the house, as the case may be). a) All visible fences which border on roadways or walkways are to be designated as Subdivision Features within the meaning of Clauses 1.17 and 1.18 of the Restrictive Covenant & Encumbrance Agreement (Appendix "A") by which all Subdivision Owners are bound.

b) As Subdivision Features, such fences and other facilities now or hereafter constructed in the Eagle Ridge Subdivision are subject to the care or maintenance of the of Homeowners Association, which it may choose to, but is not bound to, undertake from time to time.

c) To gain access to such fencing for the purpose of staining (as per the February 2005 Addendum described in the bylaws, Section 4.3, Fencing) the Association will exercise its rights of easement and access as provided by the Restrictive Covenant & Encumbrance Agreement.

d) Should any owner object to providing access to fencing for the purpose of the Association's staining program, then such owner shall immediately undertake at his or her own expense to stain such fencing to the same standards, and at the same time, as would otherwise have been undertaken by the Association.

e) This resolution shall not in any way relieve any owner of the primary responsibility for the complete maintenance, including structural maintenance, of all fences on each owner's property.

[Click HERE for Staining Zones / Schedule](#)

5.0 Other Important Guidelines

5.1 Signage

All "For Sale", builders and construction signs are to be in the approved standard format. Both temporary and permanent signage will be coordinated and approved by the Developer.

5.2 Recreation Equipment and Commercial Vehicles

Recreation vehicles and commercial vehicles in excess of 3/4 ton capacity shall not be stored on any property for more than 48 hours unless in a garage. For more details see Appendix "A" of Bylaws: Restrictive

Covenants, 2.3.5.

Satellite antennas are not allowed [Later amended by Board of Director, limiting size to 36" units].

5.3 Appearance During Construction

Each Purchaser must inspect the condition of the local improvements installed by the Vendor including but not limited to the curbs, gutters, sidewalks, street lamps, fencing, etc., in, on, or around his lot prior to commencement of construction in order to determine if any of these local improvements are damaged. Written notice of any damages must be submitted to the Vendor prior to commencing construction. Otherwise, costs for repairing damages for same shall become the sole responsibility of the Purchaser pursuant to the Agreement For Sale, where applicable. The Builder and/or Owner is required to keep his lot clean and orderly during construction. There will be no burning of garbage. Builders found negligent will be back-charged for clean up carried out by the Developer.

No trees, shrubs, lawns, fencing, buildings or other site improvements should be allowed to fall into a state detrimental to the subdivision.

5.4 Waste Management Bylaw

City of Edmonton's Waste Management Bylaw 13777, Part II Household Refuse, item # 9. Note that this bylaw applies to bags of grass cuttings as well.

a) No person shall place waste containers at any front yard or curbside collection set out location before 5:00 P.M. on the day prior to the scheduled collection day.

b) No person shall leave emptied containers at any front yard or curbside collection location later than noon of the day following collection.

6.0 Approval Process

6.1 Initial Submission

The Builder shall submit two (2) copies of the following information to the Developer along with a security deposit in the amount of \$5,000.00.

> Drawings of the house (plans, elevations sections at 1:50 or 1/4" = 1'-0");

> A site plan identifying lot grades, floor elevations, setbacks, house location and driveway slope at 1:300;

- > A plan of the proposed front yard landscaping for the lot;*
- > A complete Application Form for House Plan Approval (indicating colours, materials, and other specific information as requested in the form).*

The Developer's Designated Design Consultant shall review the plan and recommend approval or rejection of the application based on the adherence of the plans to guidelines. The Developer will make the final decision as regards approval or rejection of the application. A copy of the application form and a marked up set of plans shall then be made available to the Builder. The original application form and one set of similarly marked prints will be kept for future reference.

Any changes by the Builder from approved plans must be submitted to the Developer or its Designated Design Consultant for approval in writing. Incomplete applications will be returned to the Builder.

6.2 Interim Building Review

The Developer and/or its Designated Design Consultant may carry out an on-site review of the home during construction. Periodic checks may be made to ensure conformance to approved grading plans and development guidelines. Modification may be requested related to actual site conditions.

6.3 Final Building Approval

Upon being advised by the Builder of the completion of the home, including all landscaping, the Developer's Design Consultant shall carry out a site review to confirm conformance to the Guidelines.