Schedule: D

ARCHITECTURAL GUIDELINES:

Phase 1B & C - Single Family Lots

Bridgwater Forest Neighbourhood

THE MANITOBA HOUSING AND RENEWAL CORPORATION

Smith Carter

December 16, 2008

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1. ARCHITECTURAL APPROVAL PROCESS: SUBMISSION OF PLANS

1.1 **It is required that preliminary designs are submitted for review as the designs develop. Subsequent final submission of detailed plans shall include detailed color and material information. It is essential that this occurs so that overall design direction is appropriate.**

1.2 There are three levels of architectural approval:

1. Catalouge approval: A submitted design that satisfies substantial portions of the guidelines but is not designed for a specific lot shall recieve a Catalouge Design approval.

2. Conditional approval: A lot specific design that satisfies substantial portions of the guidelines (without detailed color and material specification) shall recieve a Conditional Design approval.

3. Full approval: A lot specific design which includes detailed drawings, color scheme, and material specifications shall recieve a Full Design approval. NOTE: Both Conditional and Full design approvals entitle the homebuilder toapply for municipal building permits.

1.3 Drawings should be submitted for approval to:

Smith Carter Architects and Engineers Incorporated
1600 Buffalo Place, Winnipeg, MB R3T 6B8
T: 204.477.1260 F: 204.477.6346
(Referred herein as the "Architect")

1.4 The Builder shall submit for final approval, one copy of the following information to the Architect:

1. Well dimensioned & annotated site plan showing building locations, setbacks, driveway, sidewalks, patios, decks, and grading (including all future add ons);
2. Detailed drawings of the floor and roof plans indicating areas per level;
3. Detailed drawings of all elevations and details of features;
4. Colour and material selection for each element of the house design: roof, front, side and rear elevation, trims etc. Colour chips, material samples, and other specific information may be required.
5. The Architect may require other submissions over and above this list.

1.5 Architectural Guideline approval must be obtained prior to City permit applications. If the City of Winnipeg requires any changes to the package, the drawings must be re-submitted to the Architect.

1.6 The Architect or Developer reserves the right to turn down approval if, in its opinion, the total design is not in keeping with the overall standards of the development as determined by the Architect.

1.7 The Architect or Developer reserves the right to waive any requirements concerning any approval.

2. INSTRUCTIONS TO BUILDERS:

2.1 A single builder should purchase no more than four (4) lots in a row. This rule is intended to encourage variety within the suburban fabric.

2.2 Scheduling:

2.5.1 Driveways will be completed no later than one year after completion of building construction.

2.5.2 Landscaping should be completed no later than one year after completion of building construction but should not be completed prior to the construction of any public sidewalk in front of the lot.

2.3 All building sites are to be kept safe and orderly during construction. All garbage is to be stored out of sight or disposed of in garbage dumpsters or other acceptable enclosures.

3. LOT GRADE SURVEY PROCEDURE

3.1 The following procedures must be followed:

3.1.1 The Builder is to obtain a sales agreement for the purchase of a lot.

3.1.2 The Builder is to produce payment for all required lot deposits to the City of Winnipeg.

3.1.3 The Builder is to produce payment for a lot grade survey to Stantec Consulting Ltd for $530.00 (+ GST).

3.2 Upon completion of these requirements, the following procedures are to occur:

3.2.1 The Builder is to submit its building plans for building permit approval to the City of Winnipeg.

3.2.2 The Builder is to apply for a Lot Grading permit and pay the required fee to the City of Winnipeg, in accordance with By-law # 7294/98.

[Note: The Lot Grading permit is conducted through the "One Stop Shop" permit system at the City of Winnipeg. The application is internally forwarded to the Water and Waste Dept. for their approval. The Water and Waste Dept. will complete the "lot grade application" by referring to the Subdivision Lot Grading Plan. This plan indicates the required lot grades on the building site plan as prepared by the Consultant. Upon all such approvals, the building permit will be issued.]

3.2.3 The Builder is to inform the surveyor of Stantec Consulting Ltd. The surveyor will provide staking services in accordance with Clause 6.(2) of By-Law # 7294/98, and with the completed building site plan as provided by Water and Waste.

3.2.4 The Builder is to submit a copy of the Lot Grading Plan to:

Stantec Consulting Ltd.
905 Waverley St, Winnipeg, MB R3T 5P4
T: 204.488.5712 F: 204.453.9012
ATTN: Don Mulder

3.3 The basic survey services will involve 3 visits to the site as follows:

3.3.1 Set "minimum landscape grade at the house" elevation on appropriate stake or marker on the lot. The elevation will be referenced to the nearest permanent benchmark (e.g. hydrant or adjacent gutter). Builders are required to consider elevations of existing adjacent houses and to adjust garage and main floor elevations if necessary should there appear to be too much elevation difference with existing adjacent houses.

3.3.2 Upon completion of rough grading of the lot and at the builder's request, the consultant will provide grade elevations as required for the final grading of the lot.

3.3.3 Upon completion of final grading and at the request of the builder, the consultant will check lot grades or ensure conformance with the lot grading plan. If satisfactory, a signed certificate for verification will be provided for submission to the City to release the lot grading security deposit.

3.4 Any additional site visits required to replace damaged stakes or resolve lot grading not in compliance with the lot grading plan, will be charged at the consultant's standards rates. Notice of a minimum of two (2) working days prior to site visits will be required.

4. ARCHITECTURAL VISION

The design of homes in the community should draw on traditional themes such as Colonial Revival, Georgian Revival, Cape Cod, Victorian, Arts and Crafts, and Country. These styles represent an intrinsic part of Winnipeg's urban fabric and history, and are desired for consistency and continuity within Winnipeg's greater urban whole.

The over-arching goal for this neighborhood is to evoke a meaningful and convincing harmony of traditional reenactment and nostalgia, termed '**Traditional Renaissance**', while using current industry standard materials and construction techniques. Traditional renaissance is achieved through the careful adherence to materials, close attention to detailing, and focus on the execution of good symmetry and proportions, while referencing the appropriate stylistic cues. Contemporary, modern designs or such styles as Post-modern, Neoclassic, and Art Moderne are not consistent with the architectural vision and will not be permitted. Specific features such as flat roofs, predominantly glass facades, and log house styles will also not be permitted.

The following pages demonstrate the vision for this neighborhood:
1. A description of six appropriate historic styles. Note that these styles are representative and do not represent the exhaustive listing of acceptable styles (there may be other appropriate styles).
2. The layouts of two designated lot types: Laned Lots and Laneless Lots **(Refer to page 8 - Phase 1B & C Layout Plan).**
3. Photos & illustrations depicting acceptable housing styles for the three designated lot layouts.

IMPORTANT NOTES:
1. The illustrations used in this section are selected to illustrate style and proportions, and do not establish specific expectations concerning size, materials and finishes within the neighborhood.
2. In the event that elements within these architectural vision illustrations contradict specific guidelines, the letter of the guidelines will prevail. The illustrations may contain certain elements including, but not limited to protruding garages and front yard fences that are not acceptable. The intent within these illustrations is to depict the over-arching intent rather than specify all of the acceptable elements.

Colonial Revival: • Symmetrical façade • Rectangular • 2 to 3 stories • Brick or wood siding • Simple, classical detailing • Gable roof • Pillars and columns • Dormers • Multi-pane, double-hung windows with shutters • Temple-like entrance porticos • Paneled doors with sidelights, transoms or fanlights • Fireplaces • Center entry-hall floor plan • Accentuated front door • Windows in adjacent pairs • Multi-paned double hung windows • Living areas on the first floor and bedrooms on the upper floors

Georgian Revival: • Square, symmetrical shape • Paneled front door at center • Decorative crown over front door • Flattened columns on each side of door • Five windows across front • Paired chimneys • Medium pitched roof • Minimal roof overhang • Nine or twelve small window panes in each window sash • Dental molding (square, tooth-like cuts) along the eaves

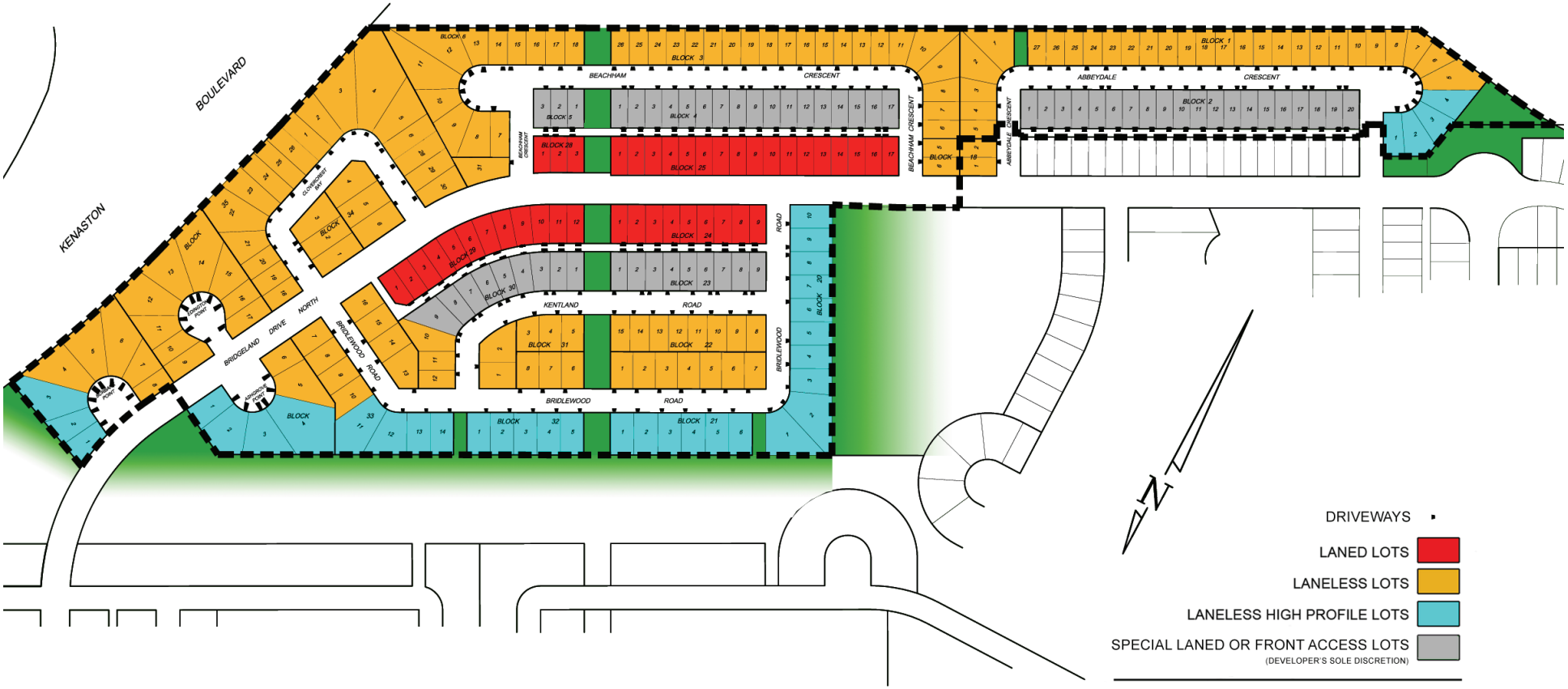
Cape Cod: • Rectangular shaped house • Steep roof with side gables • Straight unadorned ridge roof • Small roof overhang • Made of wood and covered in wide clapboard or shingles • Large central chimney linked to fireplace in each room • Symmetrical appearance with door in center • Dormers for space, light, and ventilation • Multi-paned, double-hung windows • Shutters • Little exterior ornamentation

Victorian: • Steep pitched gable roof • Decorative trusses • Wood cladding (boards or shingles) • Raised panels or boards on exterior • Asymmetrical façade • Multi-paned double hung windows • Overhanging eave with exposed rafter ends • May have square or rectangular tower • Decorative windows

Arts & Craft: • Wood, stone, or stucco siding • Low-pitched roof • Wide eaves with triangular brackets • Exposed roof rafters • Beamed ceilings • Porch with thick square or round columns • Stone porch supports • Exterior chimney made with stone • Open floor plans; few hallways • Numerous windows • Some windows with stained or leaded glass • Dark wood wainscoting and moldings • Built-in cabinets, shelves, and seating

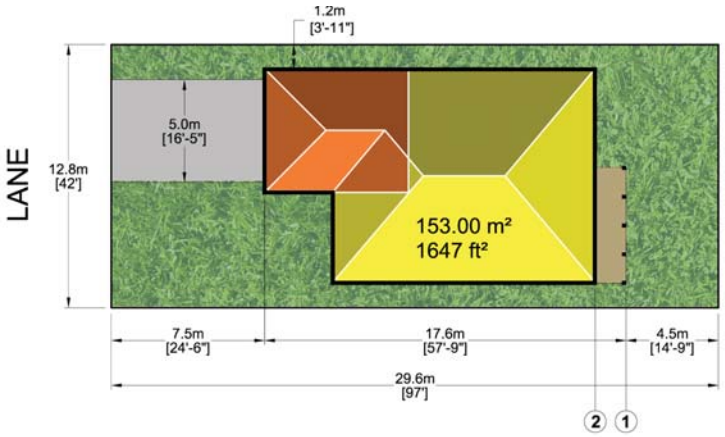
Country: • Steep pitched gable roof • Dominant cross gable • Stucco or brick façade • Massive chimney • Tall narrow multi-paned windows (sometimes paired)

4.1
PHASE 1B & C - LAYOUT PLAN:

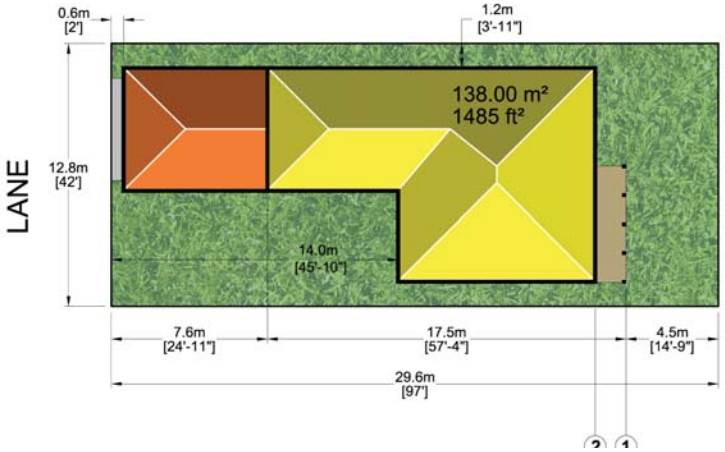


4.2 Laned Lots:

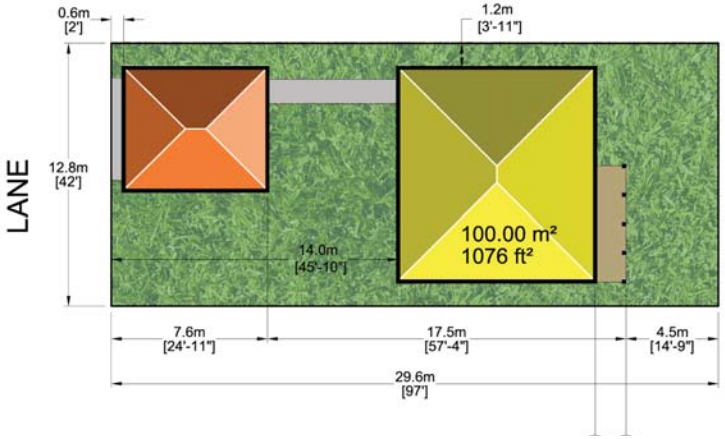
- Typical lot size is 12.8 metre (42') by 29.6 metre (or 97')
- Rear driveway
- Attached or detached garage
- Three planes as shown ① ② ③



Features:
- Attached garage
- Living area above garage
- Extended driveway



Features:
- Attached garage
- No living area above garage
- Extended house
- Shortened driveway

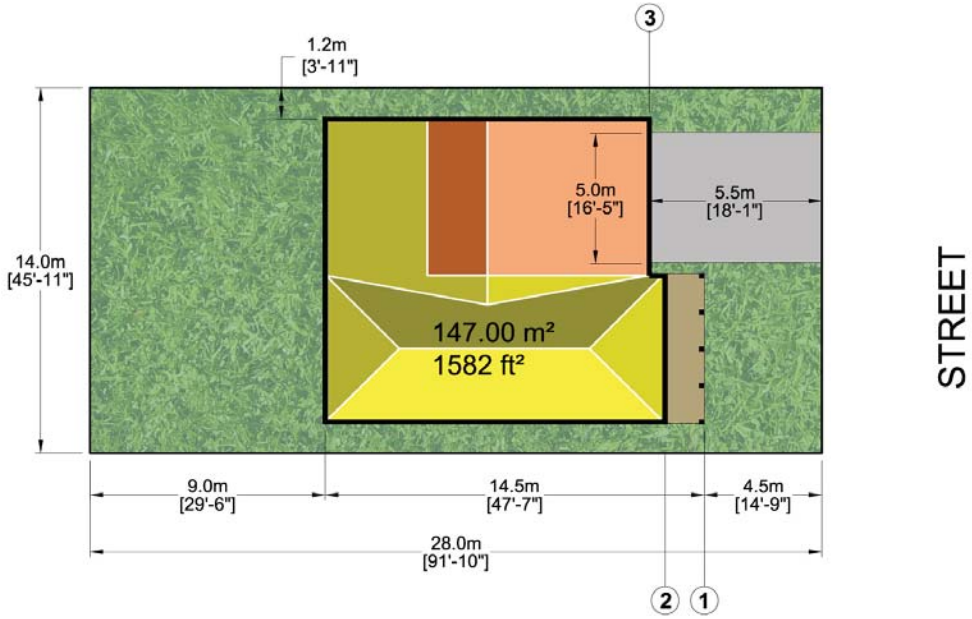


Features:
- Detached garage
- No living area above garage
- External path to house
- Shortened driveway

Examples:
Houses on Laned Lots:

4.2 Laneless Lots:

- Typical lot size is 14.0 metre (46 feet) by 28.0 metre (or 92 feet)
- Front driveway
- Attached garage
- Three planes as shown ①②③
- 5.5 metre (18 feet) minimum driveway length



Examples:
Houses on Laneless Lots:

5. GENERAL GUIDELINES

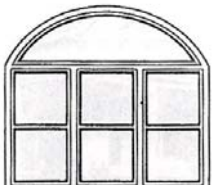
5.1 These guidelines will establish acceptable standards for design articulation under two main lot types:
1. Laned lots
2. Laneless lots (some laneless lots are designated 'High Profile, with additional requirements)

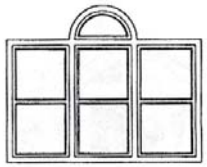
5.2 Site Requirements:
5.2.1 Front yard set back shall be 4.5 metre (15') from property line for all homes.
5.2.2 Rear yard set back shall be a minimum of 9.0 metre (29'6") from property line for all 2-storey homes on laneless lots. Rear yard set back shall be a minimum of 7.5 metre (24'6") from property line for all other homes.
5.2.3 Minimum driveway length shall be 5.5 metre (18') from property line for laneless homes.
5.2.4 Minimum house width at the front property line including garage shall be 11.6 metre (38') for laneless lots and 10.3 metre (34') for laned lots. Maximum side yard width at the front of the house shall be 1.8 metre (6 '). Laneless lots will have street entry for vehicles with attached garages. Laned lots fronting Bridgeland Drive will have lane entry and may have either detached or attached garages. Detached garages may be built after the initial house construction, however the garage design must be approved along with the house design, and the garage pad and approach to the lane must be constructed with the house.

5.3 Building Requirements:
5.3.1 Elevation Design:
Significant articulation of the house is required. Wrap-around materials of house should extend 1 metre (3.2 feet) past the front facade of building.

.1 Front Elevation:
At least three (3) "planes" (varied depth of exterior wall sections) will be required on the front elevation. Front elevation planes should be 2.4 metre (8') wide or more, be separated from the next plane by 0.45 metres (1'6") or more, and must not be cantilevered. For laned lots, variations will only be considered if significant architectural detailing is provided. Front porches or covered entries shall count as one plane.
The garage will be considered one plane for laneless lots. In such cases, the front attached garage shall be at least 0.6 metre (2') behind the main front plane.

Acceptable:





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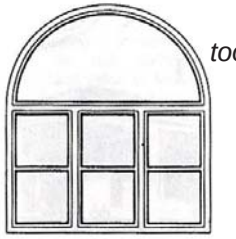
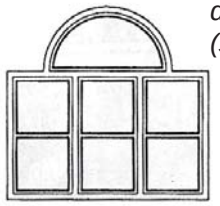


too high



disproportional (see 5.4.1.2)

.2 Side Elevation:

All materials must carry from the full height of the front elevation, to the full height of both side elevations, for a minimum wrap-around of one metre (3.2 feet). Additionally, significant side elevation articulation (including materials and trims and features) is required for the street side of all corner lots.

.3 Rear Elevation:

Significant articulation of the rear elevation of the house is required for all High Profile (including forested) lots. Two (2) planes will be required on the rear of the house. Materials, trims, and features must carry from front to full extent of rear elevation. See also Section 5.3.3: Fences and Walls.

All supports to rear decks and stair cases must be a minimum 0.45 metre by 0.45 metre (18" by 18") clad in the primary or secondary siding material as the rest of the house. The design must be integral to the house.

5.3.2 Visual Bulk and Massing:

.1 The 2nd floor footprint must remain consistent with the general house and the main floor footprint.

.2 Living space is not required over the garage on lane accessed lots. For laneless lots at least 50% of the garage width must be covered by living space on the second floor. In addition, for laneless lots, the second floor living space shall be at least 10 metre (33') wide.

5.4 Architectural Detail Requirements:

5.4.1 Windows:

.1 Windows should demonstrate a generally consistent design. Special feature windows may be different from the design of typical windows used for the majority of the building.

.2 When half round or elliptical windows are used they must span the principal window width.

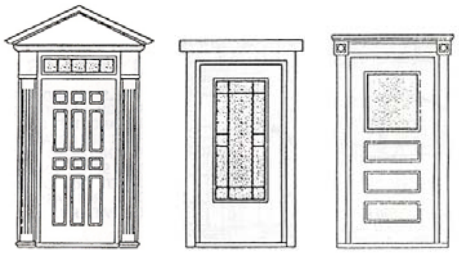
.3 Window shutters and other architectural details are encouraged where appropriate to the design theme.

.4 Muntin bars (or other similar treatments acceptable to the Architect) must be on all front windows as well as all rear windows of homes on High Profile Lots.

.5 On all elevations, the top edge of the exterior window frame detail must be a minimum of 150 mm (6") clearance of underside of the soffit or any other feature.

.6 Trimless "nail-on" type windows are not permitted. Window units should generally have trim, be recessed behind the wall face, or employ other enriching perimeter details to enhance the windows

Acceptable:



and building design. All elevations must include a 100 mm (4") minimum frame or sill and head detail. Stucco bumpouts do not suffice. Stonework, basement and casement Windows are exempted from the rule.

5.4.2 Entrances:

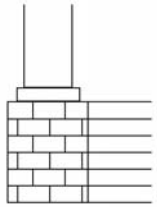
.1 Entrances shall exhibit proper human scale/proportions. Double volume entries are prohibited. 1-1/2 storey entrances are also prohibited except when used on a split-level house. Entrance doors must be prominent in the front elevation. The front entrance must be parallel to the street and not be obscured by the garage.

.2 All stairs at the front entry shall be concrete. Wood front stairs shall not be allowed.

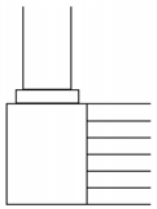
.3 Front doors must include detailing which respond to the overall design style of the house such as (but not limited to): raised panels, routed edges, windows, sidelights, trims and contrasting colors.

.4 Driveway location must be as shown on Lot Layout Plan unless a changed location is approved by the architect.

Acceptable:



concrete column on masonry base



stucco column on concrete base

5.4.3 Porches and Covered Entrances:

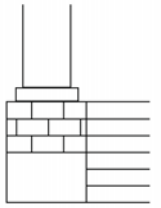
.1 Porch layout and design should be submitted with original floor plan to Architect. Porches or covered front entry areas should be compatible with the exterior building face and character of the house in colour and style and architectural detailing. They should be integral to the design and should not appear as a later addition.

.2 Front transitional spaces such as porches or covered entry areas are required unless exceptional articulation or detailing in other areas is provided. **The porch floor elevation shall be no lower than one step below the house floor elevation.**

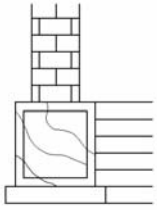
.3 If the porch or front entry area employs a wood structure, it must be robustly framed and not appear to be 'spindly'. The porch or front entry cover must be clad and roofed in a manner consistent with the front elevation of the house. Significant attention to the rear elevation of the house is required for High Profile Lots. All supports to rear decks and stair cases must be a minimum 0.45 metre by 0.45 metre (18" by 18") clad in the primary or secondary siding material as the rest of the house. The design must be integral to the house.

.4 Porches or covered front entry areas should maximize transparency to support views between neighbors. Transparency above guardrail height is required, however glass or plexiglass railings/ paneling is not allowed. Minimum spacing of vertical elements will be 1.2 metre (4'). Concrete, masonry, and stone columns / posts must not have a wooden base. A heavier material

Unacceptable:



mixed materials at base



masonry column over wood base

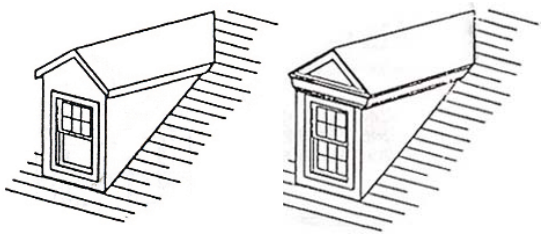
must always exist below the lighter one. All posts / columns should not end visibly above grade but

.5 extend to within 50mm (2") of grade.

.6 The porch base on 3 sides of the front porch or covered front entry shall be finished/decorative concrete, masonry, or stone and shall conform with the overall exterior design.

.7 Second floor porches are permitted only over 1st floor porches and must not extend past the footprint of the former.

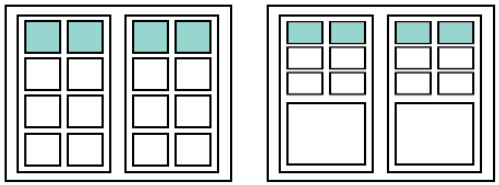
Acceptable:



5.4.4 Fireplace / Furnace Chimneys:

Fireplace and furnace chimney must be enclosed in a chase anywhere on the roof of the house. Chimney chases must be finished in the same material as the rest of the house and the metal flue must not project any more than 150mm (6") above the chase. This requirement applies for all fireplace, furnace, and chimney flues.

Acceptable:
full or half textured paneling with windows along top



5.4.5 Roof lines and Articulation:

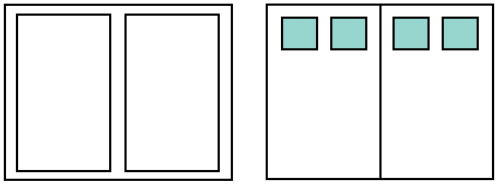
.1 Roof pitch shall be a min. of 5:12 except bungalows which will have min. 6:12 roof pitch.

.2 Where there is a pitched roof and the dominant ridge line is parallel to the direction of the street, dormers or gable ends will be included in the roof design. Where the ridge line is perpendicular to the street, extensive architectural detailing such as material changes and windows will be included.

.3 Monolithic roof masses should be avoided with instead stepped roof lines, dormers, or gable features to provide interest and variety along the streetscape. Dormers may also provide an alternative to front / back vaults in living areas.

.4 Roofing materials must be of high quality. Barrel profile terra-cotta clay tile will not be approved.

Unacceptable:
doors without windows or without texture



5.4.6 Garages and Accessory Buildings:

.1 Garages (either attached or detached) should not be emphasized as an architectural feature with elements such as gable end roof designs over the garage or any other feature that draws attention to the garage. Garage roof pitch must conform to house pitch.

.2 The wall finishes on the garage must match the primary wall finishes of the house. Where possible a hue or colour that causes the garage doors to recede is encouraged.

.3 Double car garage width shall be at least 5.5 metre (18').

.4 At least one window shall be provided on the side of garage which is in keeping with the size and shape of other windows on the house for laned lots.

.5 A band of square or rectangular small windows across the main garage door shall be required and must be consistent with the design and scale of windows used in the main house for laneless lots.

.6 Garage doors are to be painted one colour. Wooden or metal raised panel doors are required in order to match or compliment the siding of the home.

5.4.7 Satellite Dish use and installation:

.1 Satellite dishes shall NOT be visible from the house frontage.
.2 Satellite dishes shall only be located near the rear of the house.
.3 They shall NOT be attached to chimneys, stacks or any vertical appendage of the house.
.4 Satellite dishes shall NOT be free standing away from house, except at a location approved by the architect.
.5 Standard Satellite dish sizes range from 43cm to 80cm in diameter. No dishes larger that 100cm diameter are permitted.
.6 Motorized satellite dishes are not permitted. Only fixed Ku-band reception parabolic dishes are permitted.
.7 Satellite dish type, size and location must be approved by the architect.

Acceptable detailing:

5.4.8 Exterior Wall Finishes and Detailing:

Primary wall finish refers to the material with the most exposure or coverage. Secondary wall finish refers to the materials with a lesser quantity of wall finish. Finishes for architectural details refers to materials used for window frames, columns, trims, borders and other architectural elements (refer to illustrations).

.1 **Exterior wall finishing systems shall only include vivid acrylic stucco, brick, stone, wood, hardy board, and vinyl. Other materials may be considered on an individual basis.**
.2 The use of two (2) or three (3) wall finish materials shall typically be required for the major building elevations). The use of fewer wall finish materials is permitted only in tandem with significant architectural detailing and/or roof articulation and/or other elements that enhance visual interest.
.3 Two (2) types of masonry such as stone and brick should be avoided unless special care is given to blend harmoniously the two materials. In all cases, the secondary wall finishing must be planned with great care so that it blends in well with the main wall finish and logically represents an element of the house.
.4 Where strong transitions between materials cannot be avoided there must be special care to blend the color or hue.
.5 Where wall finishes and architectural details are used only on the street front and there is a change of material on the sides, all front facade materials shall turn the corner at least 1 metre (3 feet) for the full vertical height of the house. Creative transitions of materials are encouraged.

.6 Exterior cladding and colour shade will not be duplicated within four (4) lots on the same side of the street or directly across the street or at opposite corners. Colours for roof, face and trim must be coordinated for each unit to complement the individual house design and achieve a harmonious, visually attractive effect. Parging height will be a maximum of 0.5 metre (1.6').

.7 Trim and fascia are integral to the appearance of the house. Provide contrast and harmony when selecting a colour for fascia, trim around windows and doors etc.

.8 Homes with siding require corner panels of at least 100 mm (4") with similar panels under the soffits and around windows. These panels should be white or of lighter colour than the siding of the home.

.9 Colour and material schemes will be reviewed with the following criteria:

. Visual Interest

. Contrast in colour scheme

. Contrast and harmony with neighboring houses

5.5

Landscape Requirements:

Site landscaping is of equal importance to building design in the appearance of a new development. The landscape design should provide adequate trees, plant materials, and other elements to enhance the building's setting within the streetscape and assist in providing a visual transition between adjacent properties.

5.5.1 Planting:

.1 A significant portion of the front yards shall be planted to compliment the lawn area and building. A minimum of fifteen per cent (15%) of the front yard area will be planting beds composed of a layering of shrubs, perennials and/or ground covers.

.2 Planting beds in the side and rear yards shall comprise a minimum of ten per cent (10%) of combined net yard areas (excluding the footprint of accessory and principal buildings).

.3 Planting of trees is strongly encouraged in the front yards.

.4 All plants to adhere to the Canadian Nursery Landscape Association (CNLA) Landscape Standards.

.5 Except for footprints of buildings, driveways, paving, pools or planting beds, the site should be planted in lawn, ground covers or other similar plant materials. Also included are public rights of way (streets or lanes) adjacent to the lots.

.6 Retention of the existing tree cover in rear yards is strongly encouraged. Existing trees exceeding a 150 mm (6") caliper must be preserved if located within the rear 3 metres of the lot, unless permission is granted in writing from the Architect to remove the trees. It is vital that grades around existing tree stands are not disturbed. Special treatment may be required to preserve original grades immediately

around existing trees.

.7 Only grass should be planted within the front 1.5 metres of a laneless lot.

5.5.2 Maintenance of Landscaped Areas:

.1 All landscaped areas including rights of way (streets or lanes) adjacent to the lot (see 5.5.1.5) must be maintained such that they appear tidy and free of weed growth at all times.

5.5.3 Driveways and Paved Walks:

.1 Large expanses of paving materials should be minimized. Acceptable materials include: plain concrete, unit pavers, brick, exposed aggregate concrete, coloured concrete, or paving materials with similar visual texture. Crushed stone driveways will not be approved.

.2 Colours and materials to be approved by the Architect.

.3 Driveway widths must not exceed the width of the garage doors.

5.5.4 Fences and Walls:

.1 Use of concrete or concrete blocks for retaining walls, planters or other elements is not allowed in the front yard.

.2 Fences will not be allowed in the front yard. Vegetation should not create a continuous wall effect or hedge. Planting should comply with City of Winnipeg regulations.

.3 ON ALL LOTS, OWNER INSTALLED FENCING (WROUGHT IRON, SOLID CEDAR OR BROWN PRESSURE TREATED WOOD ONLY) MUST BE IDENTICAL TO ONE OF THE DESIGNS SHOWN IN SECTION 7.0.

.4 EITHER SOLID FENCING (AS DESCRIBED IN SECTION 7.2) OR APPROPRIATE LANDSCAPE SCREENING IS REQUIRED WHEN CONSTRUCTING OUTDOOR STORAGE/ACCESSORY BUILDINGS WHERE THE BACKYARD IS VISIBLE FROM THE STREET, LANE OR PUBLIC RESERVE.

.5 ALL FENCING, EITHER DEVELOPER OR PURCHASER CONSTRUCTED ALONG OR INSIDE THE ANY LOT, MUST BE MAINTAINED WITH THE SAME MATERIALS, COLOUR AND DESIGN BY THE LOT OWNER SUCH THAT NO MATERIAL DETERIORATION OCCURS.

5.5.5 Feature Elements

Feature elements such as fountains, sculptures, walls, and screens can be used in the front yard to define socially interactive spaces, but should not be visually dominant.

5.5.6 Site Lighting

.1 Site lighting which is adequate to illuminate walkways and entries is appropriate, but should not be excessive.

.2 Site lighting should not be intrusive into neighboring yards or the windows of adjacent buildings.

.3 Site lighting should not present an institutional appearance nor should it project unnecessary glare to the sidewalk, street, or other nearby properties.

.4 Motion-activated security lighting which is oriented away from adjoining properties and buildings may be used.

.5 Flood lighting of yards or building facades is not permitted.

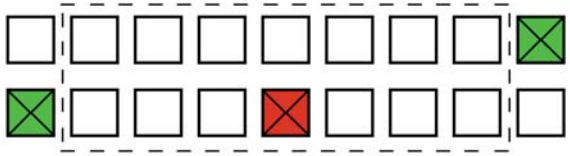
5.6 House Design Repetition:

To avoid repetitive use of similar house type (bungalow, split level, 2 story etc) on Laned / Laneless / High profile lots, three (3) houses adjacent and seven (7) houses across shall separate a repeat design. In House Repetition plan #1, the red square represents one house design. The green squares represent the closest repeat location for the same house design. This also applies to houses located across a street or at opposite corners of an intersection.

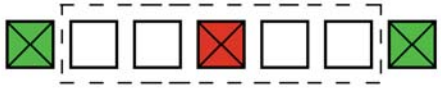
5.7 Special Laned or Front Access Lots:

These Lots will be determined (at the Developer's sole discretion) as either front access lots or typical rear access laned lots. As typical laned lots, all rules and guidelines pertaining to laned lots within this document shall prevail. As lots with front access, rules pertaining to laneless lots shall be modified as such: minimum 'plane' width shall be 1.8 metres (6') to allow for narrower lot widths. All other rules shall remain unchanged. As lots with front access, two houses adjacent shall separate a repeat design (House Repetition plan #2)

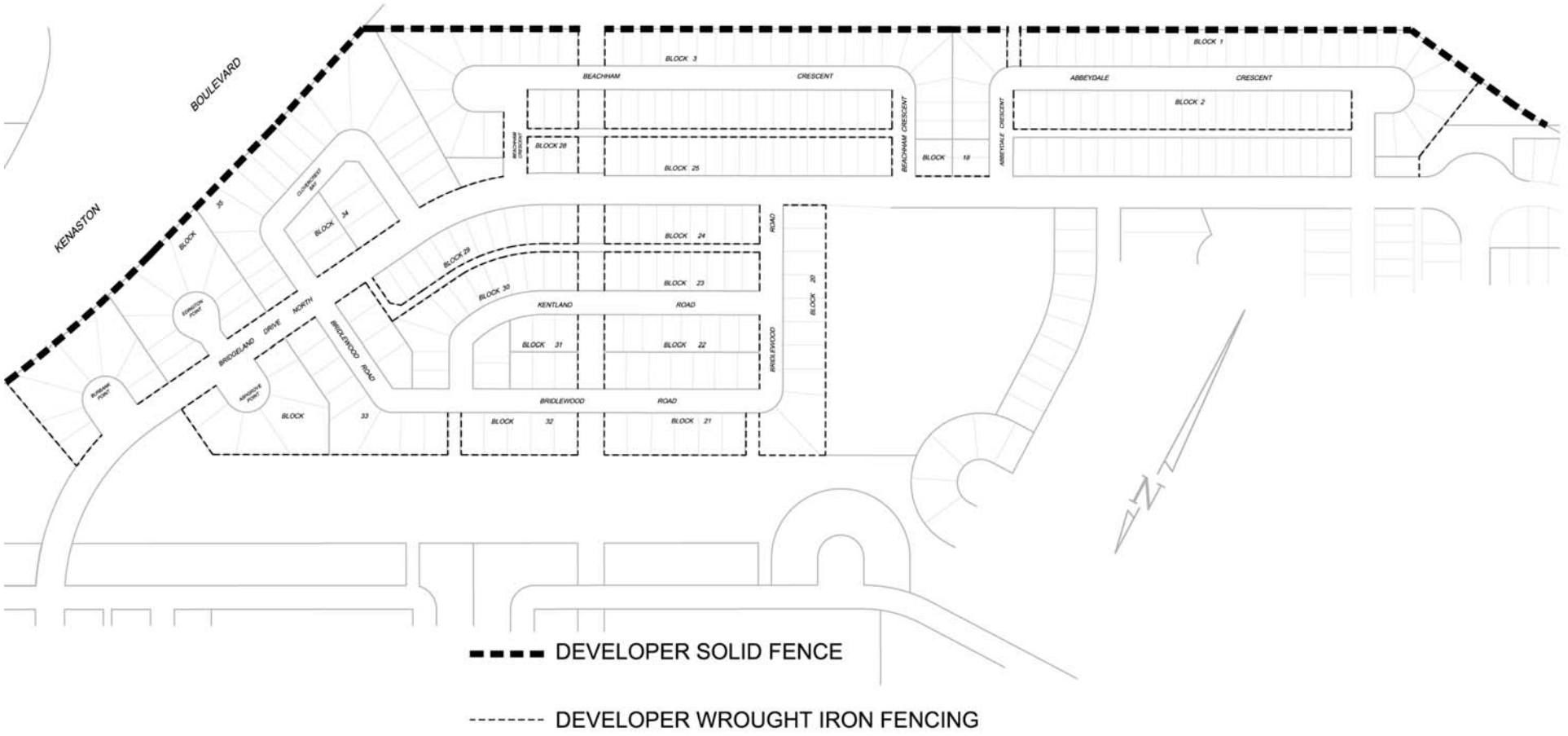
House Repetition Plan #1



House Repetition Plan #2



6. PHASE 1B & C FENCE PLAN:

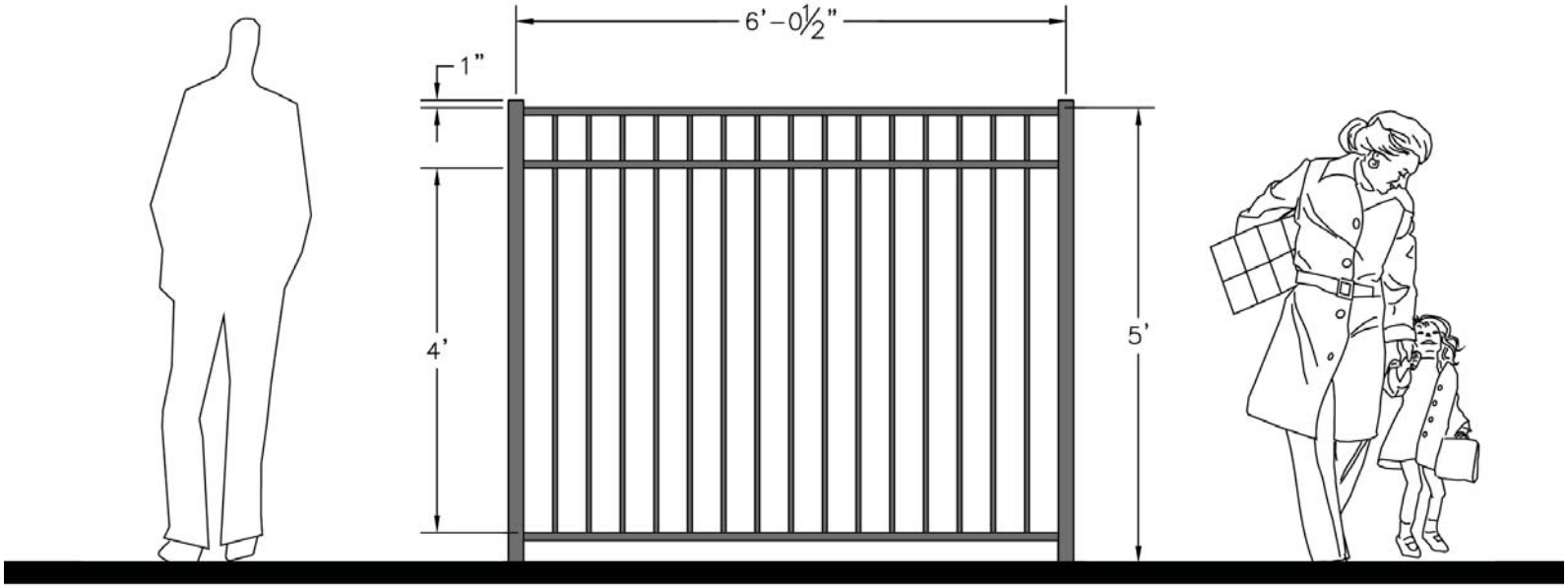


7.

7.1 Wrought Iron Fence Design:

Wrought Iron Fence Design:
Ultra Aluminum Mfg. Inc. UAF-200 Flat Top
or Hooverfence Style #6 (also known as "Jerith #202")
or equivalent: subject to Architectural approval.

.1 Fence Sections shall be 6' wide.
.2 Posts shall be 72 1/2" on centre.
.3 Finish shall be **BLACK** T.G.I.C Polyester powder coat finish on all parts.
.4 Stainless steel fasteners.



7.

7.2 Wooden Fence Design:

Solid cedar or brown pressure treated wood fence design or equivalent: subject to Architectural approval.

.1 Fence sections 2238mm (88″) wide.
.2 Posts 2375mm (93 1/2″) on centre
.3 Finish natural or cedar finish on all parts.
.4 Galvanized steel fasteners.
.5 Posts must be driven below frost line (6′ deep)