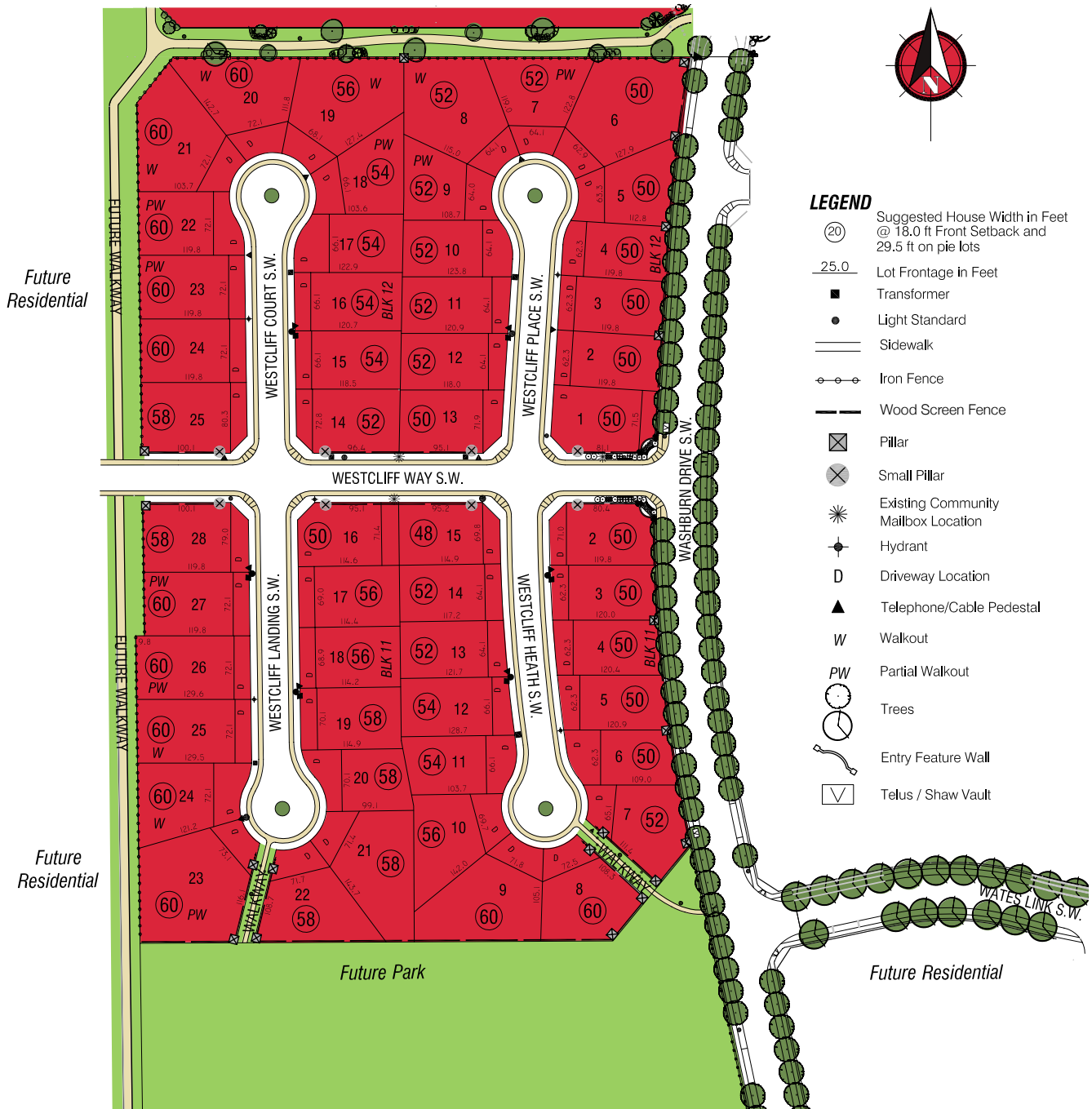




Upper Windermere

Estate Lots – Stage 10



This plan is prepared as an information plan for prospective purchasers and is subject to change. Lot dimensions are in feet and rounded, and should be verified with a registered plan. Location of street furniture and landscaping is approximate and should be verified on site.



Estate Lots – Architectural Guidelines

Architectural guidelines are in place to ensure the very highest standard of visual appeal and image, compatibility among homes that are rich in design, and preservation of value for generations to come.

The architectural theme in Upper Windermere will encourage originality and individual expression. The architectural elements and substantial detailing will give the community a grounded streetscape—homes that are comfortable in their proportions. Upper Windermere is characterized by the beauty of its natural landscape and its comforts and exclusivity.

Minimum Size

Build within 2' of building pocket.

Exterior Finish

Brick, stone, river rock, stucco, and hardy board plank siding (no vinyl siding).

Brick/Stone

120 sq.ft. minimum in a panel effect.

Garages

Double-attached front-drive garages are required and must be located in accordance with the garage location plan.

Concrete Finish

Exposed aggregate concrete, stamped concrete, paver stones, or broomed finish concrete.

Roof Material

Cedar shakes, Uni-Crete roof tile (muted earth tones), Decra metal roofing (shake profile in earth tones), 30 year high definition architectural shingles, high definition ridge cap.

Roof Pitch

Minimum 7/12 bungalow.
Minimum 6/12 two-storey.

Fascia

Minimum 8" fascia.

RV Parking

Parked no more than 48 hours in any consecutive 72-hour period.

Trim Material

Minimum 6" trim.

Verandas/Porches

Must be skirted to grade with closed risers with front facing elements covered in brick or stone.

Landscaping

Sod, one tree, shrub bed with minimum six shrubs to be completed within six months of completion of house (subject to seasonal limitations).

Landscape Deposit

Landscaping must be completed within six months of house completion (subject to seasonal limitations). A \$2,000 per lot landscaping security deposit is required at the time of purchase to ensure compliance.

Fencing

Consistent with the design and colour of the fencing established for the community.

Smart House Wiring

All homes are required to install Smart Wiring (Cat5E) at the framing stage, in accordance with Telus standards to be part of this Future Friendly Community.

Construction Activity

As per the Architectural Guidelines document for each product type, construction activity rules and procedures to be strictly enforced. Mandatory refuse bins on all sites under construction.

Please be advised that this is a summary of the Upper Windermere Urban Lots Architectural Guidelines. The complete document should be fully reviewed prior to purchase of lands in Upper Windermere.