



# Upper Windermere

## Estate Lots – Stage 2



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

2,000 sq.ft. bungalow.  
3,000 sq.ft. one-and-a-half storey or two-storey.

## Exterior Finish

Earth-tone stucco (no vinyl siding), use of four Stockton glass panels encouraged at overhead door.

## Brick/Stone

Minimum 400 sq.ft. of brick or stone on front of home.

## Garage

Garage frontage may not be more than 60% of the pocket width. Triple-attached front-drive garages are required as a minimum and must be located in accordance with the garage location plan.

## Concrete Finish

Exposed aggregate concrete, stamped concrete, or paver stones.

## Roof Material

Cedar Shakes, Uni-Crete Roof Tile (muted earth tones), Decra Metal Roofing (shake profile in earth tones).

## Roof Pitch

Minimum 8/12 bungalow.  
Minimum 7/12 two-storey.

## Fascia

Minimum 10" fascia.

## RV Parking

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

## Verandas/Porches

Front elevations covered in brick/stone, trim details and masonry returned two feet around corners. Maximum three risers per set of stairs or step. Minimum 4' wide with railing.

## Landscaping

Sod, two trees and shrub bed with minimum six shrubs (2' in height or spread).

## Landscaping Deposit

Landscaping must be completed within six months of house completion (subject to seasonal limitations). A \$10,000 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 are strictly enforced. Mandatory refuse bins on all sites under construction.

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