

Canyon Ridge Design Guidelines

1. Overall Philosophy

Canyon Ridge – Mountain style architecture that reflects the beauty of the surrounding peaks and forests; utilizes the abundance of local materials such as heavy timber, log and stone; and incorporates building techniques that recognise traditional Rocky Mountain skills such as timber framing, log building and stone masonry.

The aim of these Design Guidelines is to ensure that all buildings in the Canyon Ridge community meet a high standard of design and construction. The character of the completed development will be that of a mountain village rather than a suburban subdivision.

Homeowners can be assured that every new building at Canyon Ridge will require a similar review process to ensure conformance with the guidelines. Protecting the overall appearance of the development will help to preserve the value of new homes and ensure that Canyon Ridge remains one of the Columbia Valley's most desirable recreational communities. These guidelines also have a more practical function, protecting properties by ensuring issues such as storm water, snow melt and fire protection are properly addressed.

We want the process of building your new home to be richly rewarding and look forward to working together with Owners to create a home and a community that inspires pride.

2. Architectural Design Guidelines

The guidelines contained herein are suggestions, and innovative design or other products not mentioned may be accepted at the sole discretion of the Developer.

2.1 Professional Design & Engineering

House plans should be individual and designed to suit the lot. Owners are strongly advised to retain the services of competent professionals for the design of their home. The Developer assumes no liability for design.

2.2 General Dimensions and site positioning

Each home shall be designed and sited to take maximum advantage of the natural characteristics of the lot (e.g. tree cover, views, original grade, sun angles, relationship to the street, neighbors and park or conservation area). Site and house layout should promote privacy and avoid overlooking or overshadowing of neighboring properties. It is recommended that private outdoor spaces, such as patios, be screened from the adjacent private and public views by approved fencing, hedges, planting or trellises.

All houses must be sited appropriately in relationship to the lot slope. Two storey houses with exposed basements at the back will require rear elevation treatment to reduce the visual impact of the three levels. Houses on back to front sloping lots with 3 levels exposed at the front should treat the top floor as a half storey with dormers or other suitable design.

All building siting and dimensions must also conform to any applicable Town of Golden bylaws.

(a) Building Set back

No part of the building may be closer than 3m from the lot boundary at the sides and 7.5 meters from the front and rear boundaries. The position of the house on the site will be reviewed by the Developer in relation to neighbouring properties in order to provide appropriate set backs and streetscape. Clearing of trees is not permitted within 1.5 metres of the property line from the front line of the house to the rear property line and will be reviewed on each application.

(b) Building Footprint

The building footprint (ground coverage) including garage may be no more than 40% of the total lot area.

(c) Building Height

The highest point on the roof (excluding Chimney) may be no more than 10 meters average, above the lots' average natural grade.

(d) Minimum living area

The total ground floor living area shall not be less than 120 sq. metres (1291 sq. ft). A relaxation of up to 10% of the 120 sq. metre minimum may be considered subject to the developer's approval. Garages must be of a reasonable size for residential use and in proportion to the house. Commercial workshops are not permitted. Garages must be sufficient for at least 2 cars.

2.3 Repetition

The same house plan with the similar elevations shall not be repeated within 3 lots, or directly across from each other. Similar house plans and forms may occur along a section of the street in response to similar site conditions. Differences such as changing direction of roof slopes, size and location of windows and doors, and or exterior cladding finish will be required.

Striking contrasts between building sizes, shapes, and colours within a small area are not encouraged. The object is to produce enough variety to create interest within a balanced unity of forms, colours, and themes.

2.4 Corner Lots

Designs for corner lots should take maximum advantage of the lot. All street-facing elevations must be treated with the same level of detail.

2.5 Massing

Elements to consider:

- 1) Visual character of the design
- 2) Variety in massing
- 3) Plan and proportion relative to height and layout
- 4) Roof pitch
- 5) Landscaping enhancing elements, e.g., integration with landscaping and topography
- 6) Materials, variety, and proportions.

Flat roofs will not be permitted over living spaces unless used as a deck or balcony, or where incorporated into rear design above basement walkout development.

2.6 Consistency

Elevations of all buildings must demonstrate consistent treatment of exterior materials, window details, and reveals. Details in the roofline must be carried around from the front elevation.

2.7 Finish Materials and Colours

- o Colours shall be based on natural environment earth tones with consistent body and trim colours.
- o Exterior colour selection will affect the visual impact substantially and a colour board with swatches indicating location to be applied must be submitted to the Developer for approval.
- o Bright colours are discouraged.
- o Roof materials and colours may be repeated from lot to lot.
- o Body colours must not be repeated more than 5 houses.
- o Stone where applicable, concrete, or heavy wood details are to be consistent with house trim and detail. Stone should be terminated at a wall or window or other architectural detail. Cultured stone may also be used.

Although the use of stone as a base material is encouraged, the Developer will consider designs not incorporating stone so long as there are stone elements elsewhere in the design (i.e., furnace and fireplace chase, columns, and/or landscape retaining walls). The sighting and exposure of the house will often suggest where the stone will have the greatest impact. Stone should have relief elements and can be used to step up to entries or focal points.

Other masonry products may be approved on a house-by-house basis. Vinyl or metal siding will not be permitted under any circumstance. Exposed concrete foundation walls shall not exceed .5 meter high.

2.8 Stucco

Stucco finish will be acrylic or elastomeric finish with a flat, worm or sand surface texture. Earth tone colours are strongly encouraged, or colours ranging in the darker shades.

Stucco must be accented with wood or timber elements. Wood must be sealed on all sides before installation. Stucco or concrete window battens may be acceptable and will be reviewed on an individual basis. Stucco metal stop must be painted to match.

2.9 Siding/Shakes/Shingles

In keeping with the mountain style endorsed by Canyon Ridge, shakes and shingles are acceptable wall cladding materials; these must be sealed or treated prior to installation.

In situations where horizontal siding is used on a two or more story elevation, this element must terminate at no more than two-thirds of the total wall height, typically at the base of the upper windows or as the design dictates. Above this, vertical siding shakes or shingles should be introduced. Full height vertical siding is discouraged and should be broken up as above.

2.10 Roof and Roofing Materials

- o Acceptable materials include pre-finished standing seam, pre-finished stamped metal and granular coated metal, copper, slate concrete or clay tile and GEM shingles. Wood shake or shingles may be permitted if coated with suitable fire resistant finish. Other roofing products may be permitted upon review by the developer.
- o All flashing is to be pre-finished metal. Pre-finished drip edge is required at the bottom of all roof slopes. Flashing and venting should be similar to roof colour.
- o Ridge venting is encouraged. Where conventional venting is installed in the roof slope, it is to be placed away from highly visual locations (i.e., street side, in the case of corner lots on two elevations).
- o Snow clips, where required, are to match roof colour as closely as possible.
- o Designers are reminded that Golden receives considerable snowfall and roof design must consider snow load and the direct shedding of snow to safe areas. Roof water run off must also be considered and incorporated into the lot drainage plan.
- o Rooftop venting and chimneys shall be finished with a chase to match the building style (does not include attic ventilation, plumbing stacks, or bath fan vents). Stone-finished chimney chases are preferred. Where more than one chase exists, the finished elevations of the chase caps shall be consistent.
- o All flue venting requires a shroud detail above the chase cap. Innovation is encouraged.

2.11 Fireplaces

Direct vent fireplace vents shall be placed in obscure locations where possible, with sight lines blocked by landscaping. In keeping with our “green” philosophy and current and pending municipal bylaws, wood burning fireplaces, stoves and other wood burning appliances are not permitted at Canyon Ridge.

2.12 Fascia

- o Fascia articulation is encouraged.
- o Fascia should be a minimum height of 8”, with the exception of eaves with open trusses, where architecturally, no fascia is required. Cottage roof fascia must be a minimum 12” deep.
- o Fascia material is restricted to rough sawn cedar, Smart Start, Hardiplank, or similar manufactured product. Use of combed cedar is discouraged.
- o Fascia locations on gables or where no eaves trough is required require a minimum of one step in fascia material with 2/3 overlap on double build up.

2.13 Soffit

- o Soffit colour is to be consistent with or complimentary to fascia colour unless a clear finish, stain grade wood is used.
- o Wood finish is encouraged but pre-finished aluminium is acceptable.
- o Minimum roof overhang is 24”.

2.14 Eaves Trough and Rain Water Leaders

- o Eaves trough should match fascia as closely as possible.
- o Eaves trough or fascia gutter should be pre-finished metal (no vinyl permitted) with a minimum dimension of 5”.
- o Hidden gutters are encouraged.
- o Rainwater leaders should be compatible in colour to wall material.
- o The use of chains for rainwater leaders is permitted.
- o Splash pads at the bottom of rainwater leaders are encouraged and are to be sloped away from the house.

2.15 Doors and Windows

- o Garage doors where painted are to be consistent or complimentary in colour to wall or trim material, with the exception of clear stained wood doors.
- o Windows are permitted in garage doors (white muntin bars or trim are not acceptable).
- o Main entrance doors are to be painted in dark tones and should accent the front entrance. Minimum door width is 36”. Where the door height is increased above 6’8”, the door width must also increase. Solid wood doors are encouraged.

- o Sidelights are permitted. In this instance, the door should be solid (without light) however wood doors with glass may be permitted.
- o Reflective glazing with the exception of Low-E or Bronze is not permitted.
- o White Muntin bars are not permitted. Window grills or Muntin bars shall be wood or pewter/grey with a minimum width of 3/4" for wood and 1/4" for pewter. Wood grills should match window trim colour.
- o Divided light or simulated divided light is encouraged.
- o Windows on street elevations require a consistent fixed sash. Vinyl windows may be acceptable and must have fixed sash on all elevations.
- o All windows require a trim detail, with the exception of wood windows with a wood brick mould of at least 3 1/2" wide.

2.16 Form

Elements:

- o Front entries shall be visible from the street. Where design permits, the front entrance should be a prominent element of the home.
- o Where a three-storey elevation exists on the same plane as the rear elevation, the design requires a step or break with deck(s), shed roofs, trellis, or other appropriate detail (This detail while encouraged, is not required to continue around to the side elevations).
- o Roof design with cottage as a base must include gables or articulation on all elevations.
- o In all cases where a roof slopes into a chase, a saddle must be installed and constructed and finished with similar roofing materials.
- o Roof Pitch minimum is 6/12, except shed roofs or specific design elements. Steeper roof pitches in keeping with mountain architecture are encouraged.
- o Where the garage face elevations have 5' or more of solid wall on either side of the garage door, a window with trim typical to the house is to be installed. Wide garages are encouraged to have a garage door set to one side to allow for window(s).
- o Wall area from above the garage doors to the eave of more than 3' must incorporate detailing such as banding or a second finish.
- o Side or angled garage entries, away from the street, are encouraged.

2.17 Parking and Driveways

Driveways and pathways should be laid out to reflect natural grades, avoiding lineal driveways where practical. Driveways where more than 10 meters from the house, should not exceed 6 m in width.

- o Parking areas are to be exposed aggregate, stamped concrete, interlocking concrete pavers or similar to a minimum depth of 6m (20 feet). The balance of longer driveways may be paved. No driveway shall exceed 10% grade.

- o Sidewalks from driveways to the home's front door are to be a minimum of 5' wide and should be similar material to the driveway.
- o Driveway and front of lot landscaping must consider snow clearing and allow for snow dump areas with adequate drainage.

2.18 Address signs

- o Location of address numbers should be easily visible from the street.
- o The Developer/Community Association and the Town of Golden must approve additional lot signs.

3. Construction Deposits and Design Approval Costs

A deposit of \$10,000.00 must be submitted to the Developer before final Design Approval is granted. \$4,000.00 from this deposit will be returned to the Owner within 30 days of substantial completion and final approval being granted by the Developer. \$5,000.00 will be returned to the Owner within 30 days from completion of landscape works providing landscaping has been constructed according to the approved landscape plan and the Design Guidelines set out above and approved by the Developer. The landscaping must be completed within 18 months of substantial completion of the dwelling. The Developer accepts no responsibility for inspection of the property during construction. Landscaping will be considered complete for the purpose of deposit security once all grading is completed as approved and basic planting and erosion control has been completed.

\$1,000.00 from the design deposit will be non refundable and used to cover the Developers cost for review by the design committee. The cost of producing designs and any required amendments is the sole responsibility of the Owner.

Any change request after the site-grading plan is released is subject to a minimum processing fee of \$250.00. Payment must accompany submission. A preview is advised prior to submission.

4. The Approval Process

4.1 Preliminary Design Approval

Lot owners or their Architect/Designer will submit a preliminary sketch of the proposed house to the Developer. The sketch may be black and white and should be roughly to scale. All four elevations shall be included and where a complicated roof design exists a 3-D sketch shall be included (shown from the front opposite the garage (i.e. front drive attached)).

One set of marked up plans and appropriate comments will be returned to the applicant.

4.2 Design Drawing Approval

Two sets of scaled design drawings with detail will then be submitted and the design review committee will mark up plans with comments. This submission only requires basic floor plan information. One set of plans will be returned to applicant.

4.3 Final Design Approval

Application for final Design Approval to the developer is required before submitting plans to the municipality of Golden for a Building Permit. Upon approval of Final design, 4 copies of same to be provided to the developer, which will sign and stamp each copy. 3 copies will be returned to applicant of which 2 will be submitted to the Town of Golden for building permit application. The submission shall include the following:

- Drawings of the house (plans, elevations, sections at 1/4" = 1'-0")
- A site plan showing existing lot grades, finished grades, drainage, retaining walls, floor elevations, setbacks, house location, and driveway slope, at 1:100 or 1/8" = 1'-0" showing how the driveway matches with the street.
- A colour and materials schedule and other specific information required in the guidelines
- Completed Canyon Ridge submission form as supplied by the developer.
- Application deposit of \$10,000.00.

The design deposit is to ensure conformity to the design guidelines, completion of work, and to cover the cost of replacing any legal survey markers. Legal Survey markers (Iron pins) are installed, indicating the property boundary by a British Columbia Land Surveyor, as required by the Land Registry Act. Part of the security deposit is also held as insurance against damage to services, adjacent lots and common property.

A copy of the application documents including a stamped set of approved plans shall be returned to the Owner at a follow-up meeting with the developer. The original documents will be signed by the Owner at this time to certify that all requirements are understood.

4.4 Landscape Plans

Prior to the developer issuing Design Approval the owner (or owner representative) must submit a sketch of the plan and a plant list. The landscape plan must be submitted to the developer within 45 days of basement backfill. At a suitable time thereafter a meeting will be arranged to review the landscape plan on site.

4.5 Final Building Approval

Upon completion of the house and all required landscaping, the Owner shall request a final inspection from the Developer.

The Developer will inspect the building and landscape at his discretion. Inspections are carried out solely for the purpose of monitoring adherence to the Design Guidelines and approved plans. The deposit will be released if everything has been constructed in compliance with the approved drawings and the conditions set out in Sections 6 & 10 have been met. If this is not the case, the Developer shall issue the Owner with a list of deficiencies that must be rectified before the security deposit is released. If the deficiencies are not corrected within 3 months the developer may deduct the costs from the deposit and complete the deficiencies. Any shortfall will be considered a charge against the land.

5. General Construction Issues

5.1 Zoning – Permitted uses relative to Town of Golden Bylaws

Single-family lots in Phase 1 of Canyon Ridge will be regulated by R-1S zoning guidelines. R-1S zoning allows for suites within the home of up to 40% of the total floor area. This zoning is residential; commercial uses including tourist accommodation may be restricted. Buyers should check permitted uses with the Town of Golden if planning to operate a home based business. (Town of Golden, Tel: 250 344 2271).

5.2 Working with the Town of Golden

Owners must obtain a Building Permit from the Town of Golden before any construction can begin. This process is separate from the Design Approval process and is a civic matter between the home owner or their delegate and the Town of Golden. Obtaining design conformance from the Developer does not necessarily mean approval from the Town of Golden and all designs must also meet the specifications set out in the municipal zoning and bylaws.

The British Columbia Building Code “the Code”, which governs all aspects of construction, also applies to Canyon Ridge. This covers the overall design process in that the design must fulfill the requirements of the Code and the authorities having jurisdiction over the site.

5.3 Environmental Issues and Concerns

The goal of Canyon Ridge is to minimize environmental impact, landscape plans for new home sites must consider fire prevention, drainage, snow accumulation and rain/melt water run off, and be in accordance the context of the overall development and neighbouring lots. Generally surface flow should be directed to the roadside drainage.

Erosion control fencing must be provided by the builder where required by the developer’s or the builder’s geotechnical engineer.

5.4 Soil Conditions relative to Building a Home

The site typically contains a mix of glacial till, gravel, and sandy clay, (see *geotechnical engineers letter attached in Schedule B*). Although the Developer has provided a general geotechnical assessment, site conditions may vary between lots and it is the responsibility of the builder/owner of each lot to obtain specific building site and geotechnical data before starting construction.

Where a homeowner wishes to install an outdoor swimming pool, a geotechnical assessment must be completed and where the site is adjacent to a hillside on the west bench.

Geotechnical reports must be strictly adhered to.

6. Landscape Design and Site Layout

6.1 General Landscape Design

Lot landscaping layouts will reflect the regional natural patterns and maintain this character through hardy planting materials. While fire prevention is of utmost importance, existing trees and natural vegetation should be preserved wherever possible and large areas of turf are to be minimised. The experience of the community should provide the impression of a natural landscape that has been retained and enhanced, rather than created.

The visual quality of the lot from all sides should be carefully considered. Landscape planting is used to frame and enhance views of the Columbia Valley and surrounding mountains. Plantings should consider the plant in its mature state. Site grading shall be minimised with respect to the existing slopes and drainage conditions. Where possible, existing vegetation is to be retained and protected from damage during the building process. Lot layout and landscape plans must consider drainage for snowmelt and storm water.

Plants, shrubs, trees, and grasses or species native to the region should be used where possible. Golden is in an area that experiences four distinct seasons and tends to be on the drier side with soils that have a naturally high pH level. The use of trees in natural groupings, rather than formal layout, is encouraged. Vegetation should be placed in natural groupings and should be used to soften structures, such as fencing and other site furnishings.

Landscape mulch is discouraged for reasons of fire control. Decorative rock is a safe alternative and many colours and sizes are available.

6.2 Wildfire Control

The site is fully serviced by a fire protection network, notwithstanding owners should consider the wildfire risk when developing and maintaining their landscape plan.

Combustible debris, deadfall and dry brush shall be removed from the lot at least annually. Trees should not be planted less than 3m from the house. Brush and long grass minimised while adhering to the principles set out in Section 3.1.

6.3 Tree Removal

The Developer intends that Canyon Ridge will maintain its forested charm and aims to preserve as many trees as possible within the development. Trees outside of the building envelope may only be removed after design approval has been obtained from the Developer; this includes trees removed for fire prevention purposes as described in Section 3.2. A fine of \$500 per tree will be payable to the Developer for any trees cut without permission. This levy will be used to plant compensating growth back into the particular site.

6.4 Protect existing Vegetation

A snow fence must be erected during construction to protect existing vegetation as identified in the landscape plan. An erosion control fence will be required to be installed at lot clearing, where soils may wash off the property prior to landscaping.

6.5 Lot Grading

Final grading to be engineered and shown on site plan.

Lot grading is to follow the natural slope of the landform where possible, and is to be consistent with the subdivision-grading plan. Drywells will be required in most cases for rainwater leaders.

In situations where natural vegetation will remain in side yards, swales and general grading will fall inside of the natural vegetation. No site grading shall be completed that causes water from one lot to drain into neighboring lots. Where natural undeveloped side yards exist, some drainage across lot lines is anticipated and acceptable.

All cutting and filling must be stabilized by the appropriate slope and /or retaining wall, as approved by the owner's geotechnical engineer.

Retaining walls shall have an exposed aggregate or approved finish, or be faced with stone. Large natural rock retaining walls are preferred. Retaining walls must minimize visual impact and compliment the landscaping plan.

6.6 Road and common property interface

It is the responsibility of the owner to restore the original natural grade and swales on common property between the lot boundary and the curb/edge of road surface after construction is complete. This area should be left free of rocks, brush and debris. The Developer may reseed this common area if necessary after all lots in the Phase are complete. The Developer anticipates that this area will be seeded with a low maintenance grass mix. To avoid damage from snow clearing and sanding, plants and shrubs should not be planted within 2 meters of the curb or road edge.

6.7 Fencing

Fencing is optional and will be restricted to rear yard areas. The fence may run back to the rear yard boundary or where grades exist as is suitable. Fence termination must be consistent with neighbouring property fencing. All fencing will be subject to review and approval from the Developer. Gates should be provided where rear yards back onto green space or walkways. Fences must not start forward of the rear of the house structure. An allowance may be given to move the fence forward in one side-yard where views from the street are restricted. Fence height is restricted to 4' and is to be prefinished green chain link complete with top rail and post caps.

7. Services & Utilities

Connection to all services must be underground and are the responsibility of the lot owner.

7.1 Water & Sewer

Town of Golden water and sanitary sewer services terminate at the lot boundary. Owners will need to connect to these at their own expense and in accordance with municipal and other applicable regulations. The storm sewer is managed by overland drainage.

7.2 Propane

A central propane distribution system is planned for the subdivision. Private propane tanks are not permitted (includes propane BBQ tanks) except on a temporary basis in the event that a property is completed before central propane is available.

7.3 Garbage

All garbage must be stored within the home or garage with care taken to ensure that wildlife do not have access. Garbage pickup will be weekly as per the Town of Golden pickup schedule.

8. General Site and Property Restrictions

8.1 Exterior Lighting

The use of subdued indirect exterior lighting to enhance architectural features is permitted (e.g. soffit lighting). Lighting should be directed towards the home and should be minimal in order to reduce the impact to neighbouring lots. Landscape and driveway lighting should be shaded from above and of minimum intensity to reduce interference with neighbours. Light fixtures should be in keeping with the overall house design.

8.2 Parking

All site plans must allow parking for at least 2 vehicles within the lot. Parking will be governed in accordance with Town of Golden bylaws. Commercial vehicles or

trucks in excess of one ton may not be parked on site. Properties with a separate suite must have off-street parking space for at least 3 vehicles. To ensure access for snow clearing, street parking will be permitted on a temporary basis only, and not permitted on an overnight basis.

8.3 Security Systems

Many of the homes at Canyon Ridge will be recreation or retirement homes and owners are strongly encouraged to install a basic system to monitor security, flooding and heating system performance.

8.4 Restricted objects

Satellite dishes may only be mini dishes and not be visible from the street. A maximum of two dishes are allowed per lot. Clotheslines, C.B., Radio or T.V. or any other exterior antenna are not permitted. The location of satellite dishes, hot tubs, pools, or permanent play equipment such as slides or swings should be included in landscaping plans and submitted for approval to the Developer.

8.5 Wildlife

Canyon Ridge is in a location where the town meets the forest and care should be taken during and after construction to preserve wildlife habitat and avoid disturbance to wildlife. Pets must be kept under control and not allowed to chase wildlife. Food and garbage should never be left outside and barbecues should be kept clean. It is unlawful to feed wildlife.

8.6 Other buildings & site structures

Site structures such as gazebos, patios, decks, retaining walls, and planters should be designed, be appropriate to the scale and aesthetics of the house, and compliment the existing and proposed landscapes. Storage sheds and other auxiliary buildings must be placed at the side or to the rear of the property. Their appearance must be in accordance with the guidelines described herein and the maximum size permitted is 10'X12'. Carports are not permitted and garages must be attached to the residence with a breezeway as a minimum, with the exception of carriage lots with possible development above the garage.

9. Construction Timing

The Owner covenants to obtain design approval from the Developer and commence construction of their property within 2 years from the date title is conveyed from the Developer to the Owner. It is recommended that Owners start their design process at least 6 months before they plan to start construction. Should the owner fail to start construction within the time allowed the Developer reserves the right to purchase the lot from the buyer free from any encumbrances for 90% of the original sale price.

Construction must be completed and a final inspection obtained from the Town of Golden within 18 months of construction start. Landscaping must be completed within 24 months from the start of construction. Should the owner fail to complete construction within the time allowed an amount equal to 2% of the original lot sale price, will be payable to the Developer. A further 1% will be paid to the Developer at the beginning of each following month if construction has not been completed and final inspection has not been obtained.

10. Construction Regulations

10.1 Noise & Working Hours

Construction work may only be carried out between the hours of 7:00 am and 9:00 pm Monday to Saturday and 12:00 Noon to 9:00 pm on Sunday's and holidays.

Builders and lot owners must use reasonable efforts to minimise noise and dust during construction.

10.2 Contractor Parking & Deliveries

Where possible all construction vehicles should be parked within the lot boundary. Overnight street parking is not permitted except by permit from the developer.

10.3 Damage

Lot owners will be held responsible and will pay for any damage to common (Community Association) property and other lots. Owners and their contractors should take particular care to avoid damage to the road surface and underground services when parking and unloading heavy equipment such as gravel trucks and excavators. Prior to start of construction each lot owner shall complete an inspection report to insure any damage to the common property adjacent to the lot is documented. The developer will inspect any noted damage and sign off liability. Final inspection of the common property will be completed with the lot inspection, and if any damage exists, the cost of repair will be deducted from the lot damage deposit. The lot owner is liable for any costs of repair over the damage deposit amount.

10.4 Construction Debris and Garbage

Construction debris or garbage may not be burned, buried or dumped anywhere on the Canyon Ridge site. Owner and contractors must clean up garbage and debris on the lot at the end of each day and generally ensure the site is clean and tidy. So as not to attract wildlife, no food or food waste may be left unattended on site under any circumstances. Constructions garbage bins are required during construction.

Concrete mixer clean out must be contained on site.

10.5 Construction Washrooms.

Owners should ensure that their contractors arrange suitable toilet facilities. An on site porta-potty (chemical toilet) is required on each site.

10.6 Excavation Material

Excavation material must be stored off site or within the lot boundary taking care to preserve vegetations shown in the landscape plan. Excess excavation material may be dumped at a site designated by the Developer assuming a suitable site is available. If no such site is available then the Owner must make suitable arrangements to dump material outside the Canyon Ridge area in a legal and environmentally friendly manner.

11. Default

In the event the Owner is in default of any of the terms and conditions contained in these Design Guidelines, the Developer may (but is not obligated to) perform or cause to be performed each and every obligation of the Owner in relation thereto. All expenses and costs relating from the Owners breach shall be due and owing to the Developer forthwith and shall bear interest at 15% per annum until paid.

In the event that the Developer incurs costs or expenses to perform the obligations of the Owner as set out in these guidelines, the Developer shall be a lien holder and shall be entitled to register a Claim of Builder's lien against the Lot for all such costs, charges, expenses, and claims, and the Developer shall have all rights of a lien holder in and to the Lot, including the power to sell the Lot to satisfy the claim of lien. In such event the Owner shall be deemed to have waived all defenses to the claim of lien, including any defense based on any doctrine of contract law.

12. Future Development

All other development within the Canyon Ridge community will follow similar design guidelines to maintain the integrity and overall appearance of the entire area. It is understood, however, that commercial development is often required to be unique and the Developer reserves the right to review each proposed project individually on its own merits based on the pre-defined design philosophy.

The Developer reserves the right to amend these guidelines for subsequent Phases at Canyon Ridge in order to maintain interest and variety while upholding the original design objectives and philosophy.

13. Developer has final Discretion to approve designs.

The Developer will act fairly and reasonably in approving designs and where possible designs will be approved in a timely fashion. The Developer has sole final discretion in approving designs assuming the Owner will obtain all other necessary municipal and other applicable permits. The Owner has no recourse and agrees to hold the Developer harmless should the Developer fail to approve a submitted design.

Nothing contained in these guidelines imposes any liability on the Developer in the event that any party, including any owner or contractor, breaches or fails to conform with the provisions set out in these guidelines, and there is no obligation

on the Developer to take any action or institute any proceeding to enforce the terms of these guidelines at any time. The Developer shall not be responsible for any loss or damage suffered by any Owner in the event that any party breaches or fails to conform to these guidelines. In the event that any Owner names the Developer as a party in any action or proceeding, or puts the Developer to any cost, charge or expense relating to the enforcement of these guidelines, the Owner will indemnify and hold harmless the Developer against all such costs, charges and expenses and will repay the same to the Developer forthwith on demand.

The Developer or his representatives, are authorized to enter onto the Lot at any time to review and inspect the Lot and any improvement thereon to ensure compliance with these guidelines, and the Owner waives any remedy against the Developer for such entry, whether in trespass or otherwise, and will release and hold harmless the Developer from and against any claims or demands which may be made against the Developer as a result of any such entry.