

1. Introduction

Stone Ridge Estates is a single-family residential development located in the District of Sooke. These Guidelines pertain specifically to Lots 1 through 34.

This document outlines a set of comprehensive guidelines for Stone Ridge Estates, which will direct homebuyers, designers and builders towards aesthetically pleasing and appropriate building forms and details. It is the intention of 661314 B.C. Ltd. (the "Developer") to maintain a reasonable standard of exterior architectural appearance throughout the development. The following guidelines are set up to protect the interest of both the Developer and the Owner which includes the builder, the party purchasing the property and the registered Owner of the property (the "Owner") and to ensure and protect their investment in the project. As each home presents a unique design situation, certain aspects of these guidelines may not always apply. Some digression will be accepted, subject, however, to the discretion of the Developer. **Approval must be in writing.**

All building plans must be approved by the Developer before they will be accepted by the Sooke Building Department for building permit application. The Developer shall have the right and power to approve or arbitrarily reject such plans and specifications.

All plans submitted for approval shall conform to the District of Sooke bylaws in effect from time to time and to the National Building Code of Canada in effect at that time.

2. General Information

It is the Developer's intention to provide homeowners with adequate design control and guidelines to complement their landscape, neighbourhood appearance, and to respect their privacy and potential views.

On Lots 29 and 34, rancher and one and one-half storey homes where the eave height flanking the corner side or common area shall not exceed one storey level are required.

The Developer or his authorized agent will be available for consultation and every effort will be made to have your house and site plan approved as quickly as possible.

3. Construction Requirements

A Damage Deposit of Three Thousand Dollars (\$3,000.00) for each house to be constructed shall be submitted to the Developer upon plan approval and prior to construction on any lot. This ensures compliance with approved plans, to repair any damage to adjacent properties, of District of Sooke services (roads, curbs, lights, etc.) and to carry out any street and sidewalk cleaning required as a result of the house construction. This deposit shall be held until such time as all work, pursuant to site and architectural requirements, has been adhered to including the issuance of a final inspection of the construction on the lot by the District of Sooke (the "Occupancy Permit"), as well as yard landscaping. Upon satisfaction of the aforementioned, the Developer shall inspect the home, lot and adjoining District of Sooke property, and a refund of the deposit, or such portion of the deposit remaining, in the event the Developer has had to remedy or take measures to effect compliance of these restrictions, shall be issued.

4. Construction Scheduling

Construction shall commence within three (3) months of the date of granting approval for plans; otherwise such approval may be null and void at the option of the Developer. In which event, the Owner must resubmit his plans.

The Owner must commence and proceed continuously and with diligence with the approved dwelling until completed and an Occupancy Permit obtained. This shall be not longer than twelve (12) months from commencement of construction.

5. Siting and Plot Plans

Each home shall be designed to take maximum advantage of the natural characteristics of the lot; for example, views, existing topography and relationship to the street, neighbours or creek.

All drawings and dimensions shall respect the District of Sooke Bylaw setbacks with respect to foundations, posts, front yards, rear yards, side yard and corner lot requirements. In addition, the Developer requires front yard setbacks of 6.7 metres and side yard setbacks of 1.8 metres.

6. Site Coverage, Dwelling Size and Building Types

Maximum site coverage and density will conform to those requirements established by the District of Sooke zoning bylaws. The building must cover a minimum of 80% of the building pocket width.

Special design elements such as verandas and front porches, complete with wood railings, painted to match the trim colour of the house are encouraged in all of the styles of homes mentioned. However, second storey sundecks facing the street are not allowed.

7. Lot Grading

Lot grading for the building lot has been conducted by the Developer in accordance with the Drainage Policies as established by the District of Sooke. The existing lot grading provides for sheet flow storm drainage, existing and proposed drainage swales and the locations of any existing or proposed lawn basins, as indicated on the Lot Grading Plan. A copy of the Lot Grading Plan is available from the Developer for house siting purposes. It is incumbent upon the builder to preserve the integrity of the overall storm design and to maintain the lawn basins and drainage swales in proper working order for temporary and/or final occupancy to be granted.

Lot grading is to follow the natural slope of the landform. Lot slopes should be absorbed within the building massing as much as possible (i.e., stepped foundations and floor levels). House excavation or construction shall not be allowed to undermine the slope stability of any roadway base without appropriate temporary and/or permanent earth retention. No changes to the Approved Grading Plan will be allowed, without written consent of the Developer and the District of Sooke. In this regard, the lot is to be graded to meet the finished elevations, as indicated utilizing some or all of the material excavated from the foundation area of the proposed building. Should there be any excess excavated material resulting from the foundation excavation, it shall be hauled off-site at the cost of the Builder. If any additional fill is required to meet design grades, it shall be supplied and placed at the sole expense of the Builder.

8. Sediment and Erosion Control

The lot owner is responsible for control of sediment during construction. If sediment control is not properly maintained, the Developer will correct the sediment control at the individual owner's expense. Under no circumstances shall the lot owners deposit earth fill material, garbage, grass clippings or any other deleterious material over the top of any slope nor shall the lot owners undercut the toe of any slope without the written permission of the Developer and the District of Sooke. Such sediment control methods that shall be employed include, but are not limited to the following:

- Silt fencing and drainage swales around the building site in combination with crushed rock or hay bales for filtering purposes. Swales can, in turn, flow into sediment traps.
- Anchoring of poly tarps over non-gravel stockpiles on the building site.
- Placement of a 20 ft. by 15 ft. gravel access pad on the lots.
- Street maintenance including daily sweeping of loose dirt, etc. from the fronting roadway. Flushing will not be permitted.

9. Elevations

The following elevation guidelines must be adhered to and will be enforced. Basement elevations must have prior approval before commencing with excavation. Each lot will have a different elevation, and will be given at the time of plan approval. With certain lots, the elevation of some foundation walls and floor elevations will be set at the time of plan approval and must be followed to ensure this development's overall design. Final lot grading must be completed in such a manner so as to accommodate the neighbour's finished grade: there must be a smooth transition from lot to lot. Any change in building elevations must be approved by both the Developer and the District of Sooke.

10. Architectural Theme and Requirements

All homes in Stone Ridge Estates will be built to reflect **Craftsman and/or Heritage Theme**. Special design elements to animate the building facades are encouraged on all elevations fronting onto the main roads. Special design elements are required on corner side elevations and elevations fronting or facing interior green spaces. Front porches and special design elements should be included in all home plans.

The architectural design must be to the Developer's satisfaction in all respects. The Developer will assist the Owner in home plans and/or setbacks to preserve views as much as possible. Some repetition of floor plans will be allowed, provided that some attempt is made to alter the external appearance of the homes.

11. Repetition

The same house plan with approximately the same front elevations shall not be repeated within three (3) lots or across the street. While similar house plans and forms may occur along a section of the street in response to similar site conditions, modifications such as changing the direction of roof slopes, size and location of windows and doors, etc. will be encouraged. House plans must reflect the actual site conditions, for example, stepping the house to the slope of the lot.

12. Massing

Vast expanses of blank walls are not acceptable.

13. Exterior Finishes (Material and Colour Schemes)

- (a) Siding is to be applied in a horizontal direction only, or a vertical board and batten, unless specifically approved by the Developer or its authorized agent. Wood, Hardie Plank and Cedar shingle siding are acceptable. All colours of exterior finishes are to be approved. Siding must be used in combination with additional door, window, corner and fascia/baseboard wood trim elements. Colours should provide interest and be in keeping with a Heritage/Craftsman Theme. Monotone colour schemes will not be approved.
- (b) Brick or stone veneer elements are also mandatory in combination with siding. Minimum 2' return on corners.
- (c) All exterior colour schemes must be approved in writing by the Developer. Paint colour chips and brick or stone samples must be submitted with each application, as well as roof shingle samples.
- (d) The Developer will be assisted with colour schemes to avoid repetition of colour.
- (e) All windows must be trimmed in a colour to either contrast or complement windows or doors and be compatible with the exterior veneer and as approved by the Developer.

14. Windows

Vinyl and/or wood frame windows are recommended. The Developer must approve any other type of windows. If shutters are used they must be sized to the opening.

15. Exterior Trims

Vinyl and wood frame windows must be trimmed with window brick moulding supplied by the window manufacturer. The Developer encourages that a minimum of 1"x4" wood trim be used around all window and door openings and at the corners of the building. Fascia trim will be a minimum of 2"x8". Trim or Belly bands are required to delineate between the first and second storeys of each home. The Developer must approve all trim.

16. Garages

A minimum of a two (2) doors or double door, fully enclosed garage is required. Detached garages require special approval by the Developer. Architecturally appealing garage doors and two (2) door garages are encouraged. Each residence must maintain 2 inside parking spaces. Garage space must not be for any purpose (i.e. storage, workshop), that even temporarily reduces the parking available inside the garage to less than 2 full size spaces for licensed and insured vehicles.

17. Roof and Eaves

Minimum pitch shall be 7/12" for the main roof with lesser pitches approved by the Developer on a discretionary basis. The pitch on Dormer and secondary roof pitches should be greater, especially on front elevations.

On Lots 29 to 34, no hip style roofs will be allowed. Gable style roofs will be required for these lots so as to protect view corridors.

Roofing materials permitted are layered fibreglass shingles (minimum of 30 Year warranty). Roofs should create architectural interest and balance. Dual pitched roofs must be architecturally appropriate with "eye appeal".

18. Chimneys

Brick, native or cultured stone is recommended for exposed chimneys. No concrete block chimneys will be permitted. Metal "A" or "B" vents for heaters or fireplaces shall be enclosed in a framed chimney chase which can be finished to match the exterior finish of the home or located to the rear of the house where it is not visible to the street.

19. Exterior Lighting

Front exterior lighting is to be metal trim coach lamps and/or recessed soffit pot lights. An entrance coach lamp will be required. Landscape lighting (moon lights) will be permitted.

House numbers are to be a minimum of 6" in height.

20. Driveways

Residences must have designer or stamped concrete, together with inter-locking paving blocks, or a combination thereof will be permitted. Gravel or asphalt driveways shall not be permitted. Maximum width at sidewalk or curb will be 20 feet. No gravel parking surfaces are allowed. Each lot must contain 3 off-street parking spaces unless otherwise approved by the Developer.

21. Fencing

All fencing will be in compliance with the style and standard selected by the Developer. No front yard fencing is permitted on any lot. On corner lots, no fencing shall be installed closer than the distance equal to the required side yard from the flanking street property line. Fencing is to be approved in conjunction with house approval.

For Lots 10 and 11 along the pathway side, 1.5 meter high black chain link fencing will be the only fencing style allowed.

For Lots 12 to 17 and Lots 20 to 34, on those portions of the lot that adjoin park space areas, 1.2 meter high black chain link fencing will be the only fencing style allowed.

22. Landscaping

All boulevards (finish to curb), front, back, and corner side yards, shall be final graded and turfed with sod by the Owner within four (4) months of the Occupancy Permit being issued, weather permitting. The Owner will be required to plant one tree in the front yard from the choices listed below on his own property.

The Owner will be responsible for individual lot landscaping and all landscaping must conform to Developers requirements.

In addition to the requirement for one yard tree, all street fronting and side yard areas are required to be landscaped with an acceptable combination of, lawn, shrubs and/or flowerbeds. Lawns alone are not acceptable. The Owner must plant a minimum of 20 shrubs and/or flowers from the choices listed below. Within 120 days of completion of any home, all yards shall be landscaped. Exceptions may be granted for delays due to the time of year and weather considerations.

Tree Choices and corresponding size

Acer rubrum	October Glory	Red Maple 8.0 cm cal
Cornus nuttallii	Eddies White Wonder	Flowering Dogwood 7.0cm cal
Gleditsia tri. inerm.	Skyline	Honey Locust 8.0cm cal
Liriodendron tulipifera	Tuliptree	8.0cm cal

Shrub and Sedge Planting and Corresponding size:

Cornus sericea	Red Osier Dogwood	#5 Pot
Gaultheria shallon	Salal	#2 pot
Ligustrum ovalifolium	California Privet	#2 pot
Hebe	Amanda Cook Hebe	#2 pot
Hebe	James Silver Hebe	#2 pot
Hebe parviflora	Hebe	#2 pot
Mahonia nervosa	Oregon Grape	#2 pot
Miscanthus sinensis 'Yaku Jima'	Dwarf Maiden Grass	#2 pot
Photinia x fraseri	Photinia	1.0m ht.
Physocarpus capitatus	Pacific Ninebark	#2 pot
Pinus Mugo	Mugo Pine	#3 pot
Prunus lusitanica	Portuguese Laurel	1.0m ht.
Ribes sanguineum	Red Flowering Current (N)	#5 pot
Rosa nutkana	Nootka Rose	(N) #3 Pot
Spirea betulifolia	Shiny leaf Spirea	# 1 pot
Spirea nipponica	Snowmound	#3 pot
Syringa vulgaris	French Lilac	#5 pot

Viburnum davidii	David Viburnum	#3 pot
Arctostaphylos uva-ursi	Kinnikinick	#2 pot
Aster suspicatus	Douglas' aster Sp3	30cm o.c.
Festuca occidentalis	Western Fescue grass Sp3	30cm o.c.
Fragaria virginiana	Wild Strawberry Sp3	30cm o.c.
Lavendula angustifolia hidcote	Lavender	# 1 pot
Lupinus micranthus	Small Flowered Lupine Sp3	30cm o.c.
Blechnum spicant	Deer Fern	#2 pot 30cm o.c.
Polypodium glycyrrhiza	Licorice Fern	#2 pot 30cm o.c.
Polystichum munitum	Sword Fern	#2 pot 30cm o.c.
Carex obnupta	Slough Sedge	#2 pot 25cm o.c.
Juncus effusus var. pacificus	Common Rush	#2 pot 25cm o.c.
Juncus effusus var. gracilis	Common Rush	#2 pot 25 cm o.c.
Juncus tenuis	Slender Rush	#2 pot 25 cm o.c.

23. Retaining Walls

Should retaining walls of any sort be required to separate grades, provide for proper drainage, etc., a separate approval will be required from the Developer. In this regard, approval for any retaining wall will be dependent on the type and colour of material contemplated and the height and location for the wall. Walls in excess of two (2') feet in height will also require the approval of the Developer prior to building the wall. Walls more than four (4') feet in height will also require engineering certification.

Terracing is preferred, using rock or brick as well as concrete walls faced with cultured stone or exposed aggregate to match and complement the exterior of the home.

The Developer encourages rock and mortar retaining walls. In this regard, boulders may be available from our stockpile for construction of rock and mortared walls. However, boulders from our stockpile will not be available for boulder stack retaining walls. No timber retaining walls will be allowed.

24. General Requirements

- (a) No dwelling shall be occupied by any person unless and until an occupancy permit has been issued by the District of Sooke.
- (b) There shall not be stored, kept, nor permitted to be kept or stored, on any lot, or on any road or street adjoining any lot, junk or wrecked or partially wrecked motor vehicles or any salvage materials, or goods intended for commercial use or sale, nor shall any waste or refuse, be kept or stored upon the subdivision.
- (c) A clean building site should be maintained as much as possible and storage or emission of any nuisance material is not permitted by District of Sooke Bylaw.
- (d) No Owner or occupier of any lot shall keep or permit to be kept, any farm or fur bearing animals of any type or description, except for domesticated household pets, which pets shall not be permitted to run wild or uncontrolled within the subdivision.
- (e) No visible clotheslines are permitted.
- (f) No overhead wiring is to be run from residence to outbuildings.

- (g) No granular material is to be stored on the roadways and no construction equipment other than rubber tired is allowed on roadways. All dirt must be cleared from roadways within 24 hours, or the Developer may have the cleanup done at the expense of the Owner with these costs being deducted from the \$3,000.00 Damage Deposit.
- (h) Satellite dishes, antennas, etc., can take away from the overall aesthetics of the development and therefore, must not be installed on any part of any lot that faces or flanks a roadway or is visible from a roadway.
- (i) Prior to the issuance of a building permit, the Owner shall deliver a fully executed, written copy of his agreement to abide by all the aforementioned design guidelines and restrictions.
- (j) Electrical meters are to be as inconspicuous as possible.
- (k) Metal vents, should be installed on a rear roof slope or wherever least visible to public view.
- (l) No trailers, commercial vehicles, recreational equipment, van conversions or vehicles exceeding 1 ton, or similar property shall be parked or stored on a lot for longer than a 24 hour loading and unloading period. Boats and RV parking are permitted on the Lot if parked, placed or situated behind the front line of the principal building or in an area screened from public view.
- (m) All sheds or ancillary structures must match the house colours, finishes, and trim. They must be located in the rear yard only and only one shed or ancillary structure is permitted per lot.
- (n) Composters must not be installed on any part of any lot that faces or flanks a roadway or is visible from a roadway.

25. Construction Practices

Development and construction activities alter the existing environment; however, elements of the natural environment such as trees, ravines, water quality and air quality are desirable in an urban setting. It is in the public interest to maximize these environmentally sound construction practices.

All construction debris shall be removed from the Development. No burning shall be permitted.

Time shall be of the essence in removing debris from the site. If not removed in a timely fashion, the Developer may remove construction debris and charge the expenses incurred to the builder.

The Owner is required to clean his lot weekly and maintain the abutting street in a clean and orderly fashion during construction and marketing. No material or debris may be stored on adjacent lots. An Owner found negligent will be charged for clean up carried out by the Developer.

Care must be taken to minimize the transfer of mud from the site onto the road. Excavators moving from one site to another must not be walked along the street.

The Owner shall clean the sidewalk and road in front of each lot weekly during the course of construction or more often as required.

The Owner is responsible for any damage to the road, curb and sidewalk incurred by construction equipment and delivery vehicles during construction.

26. Limits of Liability

In the event of any breach of one or more of the aforementioned design guidelines and restrictions, the Developer shall have the right, but shall not be obligated, to enter upon any lot and abate or cure, at the expense of the Owner of the lot who is in such breach, any such breach capable of abatement or cure, and such Owner shall pay the Developer in such

abatement or cure and such costs shall constitute a charge upon such Owner's lot and may be collected by the Developer in a court competent jurisdiction. The foregoing is in addition to any other legal remedies the Developer may have to enforce compliance with this Building Scheme.

Neither the Developer, his agents, nor his employees, shall be obligated to enforce these guidelines, or be under any liability in that regard. **The Developer has absolute authority to update these guidelines from time to time at his own discretion.**

Nothing herein contained shall be construed or implied as imposing on the Developer, his agents or employees, any liability in the event of non-compliance with, or non-fulfillment of, any of the terms, restrictions and benefits set forth herein and no liability or responsibility whatsoever shall be incurred by the Developer, his agents or employees, in the performance or non-performance of their rights and obligations herein.

The Developer reserves the right to grant special approvals on house designs for specific lots which do not comply with the provisions set out in the building scheme in all respects if, in the opinion of the Developer, the design is architecturally acceptable; and upon any such approvals being given, the provisions of this building scheme shall be deemed to be modified, amended or enlarged to allow for such special approvals on such specific lots.

The restrictions set forth in this building scheme shall be in addition to and not in derogation of the bylaws, from time to time, of the District of Sooke, any development agreement between the District of Sooke and the Developer, and the obligations and liabilities imposed by statute or common law on the owners and occupiers from time to time of the lots, all of which shall be duly observed and complied with.

27. Approval Process

The Owner must make application for approval from the Developer before submitting plans to the District of Sooke for a Building Permit. To make an application, the Owner must submit four (4) complete sets of construction drawings to the Design Coordinator. A Fee of \$500.00 plus GST/PST payable to the Design Coordinator will be used for the purpose of Plan Approval. This \$500.00 Fee allows for a one-time plan submission, a one-time plan revision and one final inspection. If, in the case that further revisions or inspections are required, an additional fee of \$100.00 per occurrence will be charged. The application must include:

- Completed application form for House Plan Approval
- Four (4) sets of construction drawings including a set with colour samples of exterior finishes
- Four (4) copies of the site plan including:
 - i. Set backs, easement locations, property line dimensions
 - ii. Driveway, walkway, patio locations, material finish, retaining walls and lot grading
 - iii. Outbuilding locations (if any)
- Cheque for \$525.00 (\$500 plus GST) payable to Baobab Management Inc.

PLEASE NOTE: Incomplete submissions will be returned without review. The Developer will retain one copy of the approved drawing for his records.

For the purposes of these Development Guidelines, a Purchaser who has entered into an unconditional agreement for the initial purchase and sale of a lot within the Development shall be considered as an Owner.

Schedule of Responsibilities

<u>Function / Contact Person</u>	<u>Company / Address</u>	<u>Telephone / Fax / Email</u>
Engineer Rod Smith	Newcastle Engineering Ltd. 4, 3179 - Barons Road Nanaimo, BC V9T 5W5 rod.smith@newcastleengineering.com	T - (250) 756-9533 F - (250) 756-9503
Surveyor Brian Henning	Williamson & Associates Professional Surveyors 3088 Barons Road Nanaimo, BC V9T 4B5	T - (250) 756-7723 T - (250) 756-7724 bhenning.waps@telus.net
Architectural Design Coordinator Bob Vaughan	Baobab Management Inc. 543 Stonewater Dr. Nanaimo, BC V9R 7E5	T - (250) 713-9395 bv@lamontland.com