

Traditions

Stage 1A

Architectural Guidelines

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**** IMPORTANT ** COLOR SELECTIONS MUST BE SUBMITTED TO KH DEVELOPMENTS Ltd. FOR APPROVAL BEFORE THE START OF CONSTRUCTION. FAILURE TO SUPPLY COLORS MAY RESULT IN CHANGES AT THE COST OF THE BUILDER**

1. - House Sizes and Types

Houses broken up into 3 zones

Zone 1

Lots 1-19 Blk 27, Lots 1-14 Blk 23

Two Storey Homes: A minimum above grade living area of 2,000 sq. ft. excluding the garage is required. Finished main floor area shall be a minimum of 1,200 sq. ft.

Bungalows/Bilevels: A minimum above grade living area of 1,500 sq ft is required excluding the garage.

Zone 2

Lots 1-15 Blk 26, Lots 1-8 Blk 24, Lots 1-15 Blk 22

Two Storey Homes: A minimum above grade living area of 1,600 sq ft. excluding the garage is required. Finished main floor area shall be a minimum of 900 sq. ft.

Bungalow/Bilevels: A minimum above grade living area of 1,250 sq ft. is required excluding the garage.

Zone 3

Lots 1-10 Blk 25, Lots 16-20 Blk 26, Lots 21-30 Blk 26

Two Storey Homes: A minimum above grade living area of 1,300 sq ft excluding garage is required. Finished main floor area shall be a minimum of 750 sq. ft.

Bungalows/Bilevels: A minimum above grade living area of 1,100 sq ft is required excluding garage.

Identical designs or mirror images will not be acceptable on adjacent lots, opposite or diagonal sites within 3 lots.

2. Exterior Finishes

ZONE 1 – All finishes in zone 1 *must* be either stucco or a cement based siding product.

A minimum of 50% of the front elevation above the foundation (excluding openings) must be masonry veneer. Brick, stone tile, and natural stone will be acceptable finishes.

All masonry veneer must return around outside corners a minimum of 2’.

All combinations stucco/siding/stone must compliment each other.

Refer to number 5 as it pertains to colors.

ZONE 2 – Acceptable finishes in zone 2 are stucco, cement based siding and vinyl siding.

When siding is used a minimum of 50% of the front elevation above the foundation (excluding openings) is to be masonry veneer. Brick, stone tile, natural stone, and man made stone will be acceptable finishes.

All masonry veneer must return around outside corners a minimum of 2’.

All combinations of stucco/siding/stone must compliment each other.

Refer to number 5 as it pertains to colors.

ZONE 3 – Acceptable finishes in zone 3 are stucco, cement based siding, and vinyl siding.

When siding is used a minimum of 50% of the front elevation above the foundation (excluding openings) is to be masonry veneer. Brick, stone tile, natural stone, and man made stone will be acceptable.

All masonry veneer must return around outside corners a minimum of 2'.

All combinations of stucco/siding/stone must compliment each other.

Refer to number 5 as it pertains to colors.

3. Roofing

a. The main roof including garage can be 3/12 pitch or greater.

b. Asphalt shingles, clay tile and cedar shakes are all acceptable roof finishes.

c. Soffit & Fascia colors must compliment house colors. Aluminum is a permitted material for downspouts and soffits. Downspout color must compliment house colors.

4. Chimneys

All furnace and fireplace chimneys that vent through the roof must be contained inside a chase and finished to match the exterior of the house. The flue can extend a maximum of 2.0ft beyond the framed chase detail. Where possible, direct venting should be considered as an alternative.

5. House Color

The appearance of the homes in Traditions must be maintained by NOT using bright, garish colors.

Only the use of colors, with complementary trim will be accepted. Repetition of identical color schemes will not be permitted within a 3 lot radius on adjacent or diagonal lots. KH Developments has the right to deny the use of any color it sees as bright or garnish.

6. Garages, Driveways & Outbuildings

a. Double attached garages with a minimum width of 22' and a minimum length of 22' are required in all areas of Traditions.

b. Garage locations are required to be constructed as indicated in the lot guide. The water and sewer service will be run on the opposite side of the lot from the garage. This will also allow for better street appeal as well as an improved view from inside the houses.

c. All garages exterior finish must be consistent with the exterior of the house. In the situation where more than a 2 car garage is constructed (3 car), a minimum of one garage door must be set back or forward a minimum of 1'.

d. Driveway finishes must be finished with one of the following materials: patterned concrete, exposed aggregate concrete, concrete, or paving stone.

e. Sidewalks and pathways in the front of the home may be a combination of the above noted finishes for driveways. Sidewalks in the front & on the sides of the home are to be a minimum of 48" in width.

f. Driveways and sidewalks on the front elevation of the house must be completed a minimum of 1 year after completion of construction of the house.

7. Garbage control

As per Town of Warman bylaw 2007-09 “During the period of construction, it shall be the responsibility of the owner or the owner’s agent, to arrange for a minimum 14 yard disposal bin to be located on site for the disposal of construction materials.” The bylaw pertains to each building site where a building is under construction, and must be in place during the entire period of construction. The bin must be placed on site during the framing stage of construction.

8. Site Information

All lots are purchased “As Is” this means as you see them. KH Management Ltd is not responsible to transport soil either in or out of lot. Designed grades are as is and all alterations to the designed grades are at the expense of the purchaser.

A lot grading sheets are available on KH Developments website, you must adhere to specified lot grades. Lot grades that are altered from original plan, either below or above original grades will be forced to change grades at purchasers cost.

Purchaser acknowledges that they are responsible for any damage to sidewalks on the frontage and side yard of their lot. If there are any cracks in the sidewalk the owner of the property will be charged for the damage. If the amount for the damage is not paid the developer will file a caveat against the property. Please do your best to keep all big equipment off the sidewalks.

9. Vinyl Lot Fencing Provided by KH Developments

Lots 1-19 Block 27, Lots 1-14 Block 23, Lots 1-15 Block 22 - rear yards will have a picket fence installed c/w 1 36" man gate. Any extra fence will be at the expense of the owner.

The grades for lots 1-19, Block 27, Lots 1-14 Block 23 will be determined by KH Developments. Any changes will be completed and paid for by the original property owner.

ALL & ANY RETAINING walls will be installed and paid for by neighboring property owners. KH Developments reserves the right to decide where retaining walls are necessary and the property owner will be responsible to pay the cost of any such retaining walls. Failure to comply with any decision made by KH Developments will result in a lien being placed on the property.

****Important** Failure to comply with the above noted guidelines will result in the developer filing a caveat against the property in question.**