

# The Legends

## Stage 5

### Architectural Guidelines

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### **\*\*IMPORTANT\*\***

All blueprints and a color selection chart must be submitted to KH Developments Ltd. for approval before the commencement of construction. Identical designs and repetition of color schemes will not be allowed on adjacent, opposite or diagonal lots within a three lot radius.

**FAILURE TO COMPLY WITH THE FOLLOWING GUIDELINES WILL RESULT IN THE DEVELOPER FILING A CAVEAT AGAINST THE PROPERTY IN QUESTION.**

# **1. House Sizes and Types**

## **Zone 1 – Stage 5 has no lots in Zone 1**

**Two Storey Homes:** A minimum above grade living area of 2000 sq. ft. excluding the garage is required. Finished main floor area shall be a minimum of 1200 sq. ft.

**Bungalows/Bilevels:** A minimum above grade living area of 1500 sq. ft. is required excluding the garage.

## **Zone 2 - Lots 1-15 Block 15, Lots 19 & 20 Block 14, Lot 13-18 Block 14, Lots 1-11 Block 11**

**Two Storey Homes:** A minimum above grade living area of 1600 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 1320 sq. ft. is required excluding the garage.

## **Zone 3 - Lots 16-23 Block 15, Lots 1-18 Block 17, Lots 1-18 Block 16, Lots 1-12 Block 14, Lots 21-31 Block 14, Lots 1-25 Block 13, Lots 1-21 Block 12**

**Two Storey Homes:** A minimum above grade living area of 1400 sq.ft. excluding garage is required. Finished main floor area shall be a minimum of 800 sq. ft.

**Bungalows/Bilevels:** A minimum above grade living area of 1150 sq. ft. is required excluding garage.

## **Zone 4 - Stage 5 has no lots in Zone 4**

**Two storey Homes:** A minimum above grade living area of 1200 sq. ft. excluding garage is required. Finished main floor area shall be a minimum of 600 sq. ft.

**Bungalows/Bilevels:** A minimum above grade living area of 1000 sq. ft. is required excluding garage

**\*\*ZONE 4 WILL BE ALLOWED TO HAVE SINGLE CAR (MIN 14'-0") GARAGE ON EACH LOT.**

## **2. Exterior Finishes**

### **ZONE 1**

All finishes in Zone 1 must be stucco, as well as a minimum of 50% of the front elevation above the foundation (excluding openings) must 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'-0".**

All combinations of stucco/stone must complement each other. Refer to number 5 as it pertains to colours.

### **ZONES 2, 3 & 4**

Acceptable finishes in Zones 2, 3 & 4 are stucco, hardie-plank/canexcel, and vinyl siding. When siding is used, a minimum of 50% of the front elevation above the foundation, and excluding openings is to be masonry veneer. Brick, stone tile, natural stone, man-made stone will be acceptable finishes.

**\*\* All masonry veneer must return around outside corners a minimum of 2'-0"**

All combinations of stucco/siding/stone must complement each other. Refer to number 5 as it pertains to colors.

## **3. Roofing**

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

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

Soffit & Fascia colors must complement house colors.

Aluminum is a permitted material for downspouts and soffits. Downspout color must complement 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'-0" beyond the framed chase detail. Direct venting should be considered as an alternative wherever possible.

## **5. House Color**

The appearance of quality in The Legends must be maintained by NOT using bright, garish colors. Only the use of natural colors (earth tones) with complementary trim will be accepted. Repetition of identical color schemes will not be permitted within a three lot radius on adjacent or diagonal lots.

**\*\* ALL COLOR SCHEMES MUST BE SUBMITTED TO KH DEVELOPMENTS LTD. FOR APPROVAL - FIRST APPLIED, FIRST APPROVED!**

## **6. Garages & Driveways**

Double attached garages with a minimum width of 22'-0" and a minimum length of 22'-0" are required in all areas of The Legends, except Zone 4 where a single car garage is permitted to be 14'-0" minimum width.

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.

All exterior finishes for garages must be consistent with the exterior of the house. Where more than a double garage is constructed (triple car), at least one garage bay must be set back/forward a minimum of 2'-0". In a triple car garage the use of 1-16'-0" and 1-9'-0" overhead door will be permitted.

Driveways must be finished with one of the following materials: patterned concrete, exposed aggregate concrete, concrete, or paving stone. Sidewalks and pathways in the front of the home may be a combination of the above noted

finishes. Sidewalks in the front & side elevations of the home are to be a minimum of 48" in width.

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

## **7. Garbage Disposal**

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 Developments Ltd. is not responsible to transport soil either in or out of lot. Grades are as is and all alterations to the existing grades are at the expense of the purchaser.

**\*\* A lot grading sheet has been supplied in the lot package. The purchaser must adhere to specified lot grades. Lot grades that are altered from the original plan, either below or above the specified grades, will be forced to change grades at the purchasers cost.**

The 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 Fencing Provided by Developer**

Lot 1 Block 11 - Rear & one side fence, white picket fence c/w one 3' gate.  
Lots 2-11 Block 11 – Rear fence only, white picket fence, each c/w one 3' gate  
Lots 13-17 Block 14 – Rear fence only, white picket fence, each c/w one 3' gate  
Lot 18 Block 14 – Rear to have, white picket fence, side(East) to have solid privacy fence, c/w one 3'gate  
Lot 19 Block 14 – One side(East) fence only, white picket fence.  
Lot 1 Block 15 – 3.96m of rear to have white picket fence, NO gate  
Lots 2-6 Block 15 – Rear fence only, white picket fence, c/w one 3' gate

Lot 7 Block 15 – 14.29m to have white picket fence, c/w one 3' gate. 20m to have solid privacy fence.

Lot 9 Block 15 – 45.24m of rear to have solid privacy fence, c/w one gate

Lot 23 Block 15 – Side(East) fence only, solid privacy fence. NO gates

Lots 1-21 Block 12 – Rear fence only, solid privacy fence, c/w one 3' gate.

Any extra fence will be at the expense of the owner. The grades for lots will be determined by KH Developments Ltd. 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 Ltd. 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.