

DEER PARK, STAGE 7 SINGLE FAMILY

11. COLORS

- a. **REPETITION** - Same main body color, trim color, fascia/eaves or stone color cannot be duplicated on adjacent lots (XoX)
- b. **TRIM COLOR** - must be substantially lighter or darker than the wall color.
- c. **SOFFIT/FASCIA/EAVE COLOR** must contrast wall color
- d. **GARAGE DOORS** – overhead doors must match primary siding color or trim color Black if window frames are black OR White if window frames are white.
- e. All colors used on the exterior are approved at the discretion of the ADC & the developer
- f. **Deviation** to contrasting colors will be reviewed on a lot-by-lot basis, in cases of a particular theme i.e.) Farmhouse style, and review of multiple materials being used. I.E.) Tone on tone with 3 materials used may be considered.

12. ENTRANCE RISERS

- a. **RISERS** - no more than four stair risers at the front doorstep. Additional risers must be worked into the sidewalk separated by a landing. No more than a total of 6 risers allowed.
- b. **OPEN RISERS** at the front door are not allowed.
- c. **MATERIAL** - Poured concrete or composites are preferred. Natural Pressure treated wood is allowed.
- d. **PARGE LINE** - on the front elevation is 12-inch with side and rear elevations not to exceed 24-inch.

13. CORNER LOTS **Block 2, Lots 1 & 33, Block 3 Lots 1,7,8,14**

The special exterior design must be given to the flange side of homes on corner lots because of their high visibility (i.e., extra windows, shutters, rooflines etc.)

Same details used on front elevation must i.e.) window detail, roof line detail, etc. be carried on to side elevation on corner lots.

Maximum 12" parge line allowed.

14. REAR DETAIL **No high profile lots**

Lots backing onto Jennifer Heil Way, will have a developer wood screen fence & berm, no special detail required.

15. FENCE DESIGN

Interior Side-yard Fencing - Wood fences color must match previous subdivisional fencing. Post and Rail to be Heritage Blue; Board to be Cape Cod Grey.

16. LANDSCAPING REQUIREMENTS AND DAMAGE/SECURITY DEPOSITS

- a. Front yard and visible side yards are to be fully sodded. Side and rear yard to be professional landscaped.
- b. No full front yard hard surface landscaping allowed.
- c. Minimum 1 tree – if coniferous tree minimum height of 5-feet. If deciduous minimum 1 1/2-inch calliper -to be planted by the builder and/or homeowner within 6 months of completion of the house.
- d. To ensure landscaping requirements are met, and there has been no damage done to curbs, gutters, and sidewalks, the builder shall pay to the Developer a \$ performance compliance deposit which will be refunded without interest by the Developer upon request by the builder for an inspection and upon confirmation by the Developer or its designated consultant that the landscaping requirements have been met and the driveway has been poured and completed, and the lot has been properly graded no damage has been done to the sidewalks or utilities.
- e. The final grading certificate and City grade approval shall be provided by the homeowner.
- f. The \$ compliance Damage/Security Deposit shall be forfeited if the house is not built in strict accordance with the plans that have been submitted and approved by Horizon Designs and dwelling built in accordance with architecture approval.

17. ARCHITECTURAL DESIGN GUIDELINE CONSULTANT

ARCHITECTURAL APPLICATION - Color application, Pals Survey plot plan, construction drawings to be submitted to, 7-14 days prior to booking a stake out. **And before applying for development/building permit.**

REVISIONS AFTER STAKE OUT; Any revisions during construction to be submitted to Horizon Designs in writing for review & approval prior to ordering materials or implementing on site. Any revisions not submitted will be reported as deficiencies on final inspection.

FINAL INSPECTION – request form, surveyors grade certificate & City of Spruce Grove grade approval letter to be submitted to Horizon Designs. horizondesignsltd@gmail.com