



DESIGN GUIDELINES

June 2010

1.0 INTRODUCTION

Pritchard Farm Southlands Ltd., as the Developer of Southlands Village, has established these design guidelines to provide a system of standards and procedures for the overall development and maintenance of Southlands Village as a planned community. The standards for architecture and landscaping within Southlands Village are what gives the community its identity.

Southlands Village has been created to blend a sophisticated building environment with the natural ecological environment of the area. These design guidelines provide guidance in the formulation of creative architecture that is in balance with the natural environment. The design guidelines are formulated to assure existing and future residents of Southlands Village that proper standards of development will be maintained. The review process encourages excellence in architectural and landscape design thereby creating and maintaining lasting value.

1.1 Definitions

In this document, unless the context otherwise requires, the following words or expressions shall have the following meanings:

- (a) **“Builder”** means any builder that contracts with Pritchard Farm Southlands Ltd. directly or on behalf of an Owner to construct a dwelling within the Development;

- (b) **“Common Elements”** has the same meaning as defined in the Condominium Declaration for Southlands Village;
- (c) **“Condominium Corporation”** means Winnipeg Condominium Corporation No. 547;
- (d) **“Damage and Design Compliance Deposit”** means the security deposit payable by the Builder and/or Owner to the Developer pursuant to the Lot Sale Agreement for the Unit;
- (e) **“Development”** means the 83 bareland unit condominium development known as Southlands Village;
- (f) **“Developer”** means Pritchard Farm Southlands Ltd. and its agents, employees and consultants;
- (g) **“Lookout”** means a house style that allows for windows of 24” or higher in the rear lower level;
- (h) **“Owner”** means the registered owner of the Unit from time to time;
- (i) **“Silt Fence”** means a temporary barrier erected to prevent erosion into the naturalized landscaping within the Creek and Dry Creek Bed;
- (j) **“Standards”** means the Design Guidelines contained within this document;
- (k) **“Unit”** means the bare land Unit within Condominium Plan 46471;
- (l) **“Walkout”** means a house style that allows for a lower level walkout (either full or partial).

1.2 Design Standard Objective

The requirements of these Standards are in addition to any restrictions or requirements as may be required by the Rural Municipality of East St. Paul, the Condominium Declaration or any By-laws of the Condominium Corporation.

The Developer will verify satisfactory compliance to these Standards and has the authority to reject unsatisfactory housing proposals or recommend changes required to ensure compliance with these Design Guidelines. The Developer reserves the right to require changes not specifically outlined in the Design Guidelines.

The Developer may make inspections during the construction process, and will make a final inspection upon completion of each dwelling or structure on a Unit. Infractions noted at the time of final inspection will be penalized by full or partial loss of the Damage and Design Compliance Deposit. The Owner shall immediately cease work in connection with the subject matter giving rise to the infraction until such matter has been

resolved to the satisfaction of the Developer. The Developer's determination, acting reasonably, in whole or in part, to these Standards shall be binding upon the Owner.

It is understood that the responsibility and costs of complying with these Standards shall be borne by the Owner.

It is the responsibility of the Owner to check and verify all information and ensure that the required controls documentation has been completed prior to construction.

2.0 DESIGN STANDARDS

2.1 Architectural Theme

These Standards, together with thoughtful designs and attention to scale and style, will promote a concept of housing designs that will complement each other, with the result being a community of homes that add value to each other and to the community of Southlands Village.

2.1.1 General

- (a) Continuity of design, detail, and materials on exterior elevations will be approved by the Developer.
- (b) Roof slopes of less than 7-12 will only be permitted if consistent with acceptable house styles.
- (c) House width shall be a minimum of 40' except where Unit dimensions preclude such a width. The Developer expects homes to be designed that will make good use of the width of the Unit. Narrow homes on wide Units will not be permitted.
- (d) Designs will be specifically created by taking into consideration all of the unique features and potential offered by the building envelope of each individual Unit.
- (e) All homes shall be designed to include a two car garage. Garage doors will be a minimum width of 16'. Total garage width will not be dominant within the front elevation of the home - a wider garage width will require a wider house width. For example, a 24 foot garage width will require a total house width of at least 42 feet. No carports, detached garages, detached workshops or sheds are allowed.
- (f) Walkout or partial walkout lower level homes will be required on those Units identified by the Developer.
- (g) Lookout homes will be permitted on those Units identified by the Developer.
- (h) Any decks, patios, screens, permanent planters or other outdoor amenities must be adjacent to the home and located in the rear or side portion of each Unit and must

be screened from public view from street side. Approval from the Developer is required for the location of any decks, screens, permanent planters or other outdoor amenities as part of the Architectural Approval process.

2.2 Setbacks and Yard Requirements

- 2.2.1 The house to be constructed including all decks, patios, permanent planters, etc. must be contained entirely within the Unit.

2.3 Minimum Floor Areas

- 2.3.1 Areas shall be calculated at main floor level only for bungalows. Areas shall be calculated as total developed floor areas above ground for one and one half storey homes and split-levels.

Garages, porches and decks shall be excluded from all floor area calculations. The following list indicates minimum square footage requirements for homes. No objection will be made to increase these floor areas.

Bungalow - minimum area of house 1,300 square feet

Split-level - minimum area of house 1,700 square feet

2.4 Corner and Feature Units

- 2.4.1 Houses on corner Units must have similar treatment on elevations exposed to both streets. One-storey elevations on flanking streets are required. Additional window glazing on side elevation is required.
- 2.4.2 Attention must be paid to materials and details on all primary and secondary elevations to ensure a high level of architectural interest and quality from every viewpoint throughout the neighbourhood.

2.5 Product Mix

- 2.5.1 Two houses of similar design must be separated by at least four (4) other designs. Two similar house designs with less than two (2) units between them must have substantially different roof configurations, window treatment, materials and colours. Similar designs on opposing sides of the same street are subject to the same restrictions as well.

2.6 Grading

- 2.6.1 Grading must follow the natural land contours and must be consistent with the project concept-grading plan as directed by the Developer's engineers.

- 2.6.2 Each Unit must be graded to handle all storm water falling within the Unit without draining to adjacent Units.
- 2.6.3 Each residence constructed within Southlands Village shall provide drainage through burial of a 4" non-perforated weeping tile hose line under the topsoil and sod that runs from just below the discharge stub on the foundation to a low point within the Common Elements. The Owner will remove, store and reattach the section of hose from the foundation to the hose line in the spring and fall as required.
- 2.6.4 No weeping tile drainage or storm water eavestrough drainage shall be discharged into the sanitary sewer system.

2.7 Exterior Materials

- 2.7.1 All materials used on the exterior of a residence must be low maintenance. Permitted exterior materials include clay brick, vertical or horizontal composite or cementitious siding, acrylic stucco, stucco, stone, and combinations of the above. A limited use of products such as wood and vinyl will be considered on a case by case basis.
- 2.7.2 On homes utilizing clay brick veneers in combination with either stucco or siding, finish colours are to be chosen to ensure complementary colour palettes and colour contrasts between materials.
- 2.7.3 Exterior materials used on principal elevations should be carried around corners to side elevations a minimum of 2 feet.
- 2.7.4 One cladding material must be predominant on the front elevation and cover at least 60% of the facade.
- 2.7.5 All fascia is to be a minimum 7 1/2 inches. Dimensions of soffit and fascia to be appropriate to house style.
- 2.7.6 The dimension between the head of garage doors and the underside of garage roof horizontal fascia shall be less than 30 inches. Exceptions may be considered by the Developer during the approval process.
- 2.7.7 The use of vertical strips of stone to the left and right of the garage doors will only be permitted if integral to the design of the home.

2.8 Roofs

- 2.8.1 All roof structures are to utilize a slope of not less than 7 to 12. Exceptions will be considered for roof slopes consistent with acceptable house styles. Acceptable roof finishes include asphalt shingles, cedar shingles, cedar shakes, concrete or slate tiles.

2.8.2 Homes along Southlands Creek must ensure diversity of roof design as viewed from the rear.

2.8.3 All entry door canopies must have a minimum 36" projection. Exceptions may be considered by the Developer during the preliminary approval process.

2.9 Driveways

2.9.1 The Owner will be responsible for installation of the driveway and approach from the house to the street.

2.9.2 Only one driveway shall be constructed for each residence and the driveway shall not have more than one access to the street.

2.9.3 Permitted materials for driveway construction include interlocking pavers and cast-in-place concrete or combinations thereof.

2.9.4 All approaches and driveways shall be surfaced with concrete or interlocking brick consistent with standards of the R.M. of East St. Paul. All approaches and driveways are to be completed within 18 months of issuance of building permit.

2.10 Exterior Colours

2.10.1 All exterior materials and related colours are subject to review by the Developer. Specific samples and colour chips are required. An electronic version will be made and kept to confirm compliance with approved colour schemes on site.

2.10.2 Colours for roof, siding and trim must be coordinated for each Unit to complement the individual house design and achieve a harmonious visually attractive effect. Repetition of principal colours or colour combinations on front elevations of adjacent houses will be reviewed. Colours and materials of houses will be controlled to avoid visually disruptive contrasts in the streetscape and provide a varied but harmonious ensemble of homes.

2.10.3 Previously approved neighbouring residences will be considered as an important factor in colour scheme approvals.

2.11 Exterior Lighting

2.11.1 Street lighting is accomplished through the yard lighting of each Owner.

2.11.2 The Owner will be responsible for installation and maintenance of a free-standing photocell controlled light located in proper proximity to the street and driveway, at a height that will not be obscured by snow in the winter. Location of the light is to be included on the site plan submitted for architectural approval.

3.0 FENCING AND LANDSCAPE ARCHITECTURE

3.1 Fencing

3.1.1 Any fencing to be constructed within the Unit must be submitted with the house plans for approval by the Developer. The term “fencing” will include but not be limited to, any enclosure or shield for any patio and/or deck adjacent to the home.

3.1.2 The Developer will install fencing in the following locations:

- (a) Rail fencing along flankage of Common Elements adjacent to Southlands Drive;
- (b) Five (5') high black vinyl chain-link fencing along the south limit of Southlands Village and the rear property line adjacent to Mowat Road.

All fencing to be installed by the Developer will be installed within the Common Elements and maintained by the Condominium Corporation.

3.2 Plant Materials and Landscape Architecture

3.2.1 Landscaping

- (a) *Landscaping for Creek and Dry Creek Bed*

The Developer will install landscaping within that portion of the Common Elements identified with diagonal shading as “Landscape Works for Creek and Dry Creek Bed” on the plan attached hereto as Schedule “A”.

The Developer will install a continuous buffer zone of native grass seeding extending from the creek edge a minimum of 5.5 metres into the Common Elements adjacent to Southlands Creek.

- (b) *Landscaping for Units and surrounding Common Elements*

The Owner is responsible for the cost of landscaping to be installed by the Developer within the area identified with checked shading as “Landscape Works for Individual Units” on the plan attached hereto as Schedule “A”.

Landscaping will include sod and shrub beds based on landscaping plans prepared by the Developer.

3.2.2 Irrigation

The Owner is responsible for all costs relating to supply, installation, operation and maintenance of the irrigation system to be installed by the Developer within the area identified with checked shading as “Landscape Works for Individual Units” on the plan attached hereto as Schedule “A”.

The Owner will be responsible for providing connections at the house required for the installation and operation of the irrigation system as specified by the Developer's consultant, including but not limited to a typical exterior outside water faucet and a 110 volt electrical outlet for the irrigation timer.

This irrigation system will be metered directly to the Unit and all costs will be the responsibility of the Owner.

The Developer will install the automatic irrigation system upon confirmation by the Owner that the house is complete and final grading has been approved.

3.2.3 Erosion Control

The Owner shall be responsible for installation and maintenance of silt fences and other measures of erosion control until acceptable ground cover or permanent landscaping are established that will preclude the need for temporary measures. The Developer will remove the silt fence upon completion of landscaping.

The Owner will grant a Construction Access Easement to the Developer that will allow the Developer and/or its consultants or employees to enter onto the Unit in order to cure any erosion problems resulting from deficiencies in plantings and or silt fences, including the planting of cover crops, erection of silt fences or any other measures required to ensure erosion control.

3.2.4 Water Conservation

Owners are encouraged to reduce water usage through landscape planning and an understanding of basic turf management principles that will help reduce algae growth in the waterways, creeks and ponds. By-law Number 2002-31 of the R.M. of East St. Paul sets out water usage regulations for residential landscaping that must be adhered to by the Owner.

4.0 MISCELLANEOUS RESTRICTIONS

4.1 No person shall make a building permit application for, or commence construction of, any house upon any Unit until the person has submitted to the Developer complete plans and specifications as required by these Standards.

4.1.1 The Developer reserves the right to refuse any plan which lacks attention to these Standards.

4.1.2 The Developer reserves the right to allow changes from these Standards in cases where such an exception is deemed appropriate and will not detract from the quality of Southlands Village.

4.1.3 Nothing herein contained shall be construed or implied as imposing on the Developer any liability in the event of noncompliance with or non-fulfillment of any of the covenants, conditions, or stipulations herein contained, or contained in any conveyance or other agreement pertaining to any of the Units.

- 4.1.4 Nothing contained in this paragraph 4 shall be construed as imposing any liability upon the Developer for damage resulting from structural defects in any structure erected on any Unit with approval nor any responsibility in connection with the site selected for any structure by any Owner nor for the determination of Unit boundaries.
- 4.1.5 Neither the Developer nor any of its agents, servants and employees shall be liable for any or all loss, costs, liabilities, claims, damages or injury to any person arising out of:
- (a) The approval or deemed approval of any building plans, or
 - (b) A failure to enforce any of the provisions herein contained; and whether caused by the negligence or willful act of the Builder, the Developer or any of their respective directors and officers, agents, servants or employees or otherwise.

5.0 RESTRICTIONS DURING CONSTRUCTION

5.1 Appearance During Construction

- 5.1.1 All building sites are to be kept safe and orderly during construction. All garbage is to be stored out of sight or disposed of in garbage dumpsters. No garbage/trash burning is permitted at any time. Storage or dumping of debris on adjacent units is not permitted.
- 5.1.2 Exterior work/construction is permitted only between the hours of 7:00 a.m. and 8:00 p.m., Monday through Saturday, unless special arrangements have been made with the Municipality.

5.2 Signage

- 5.2.1 All temporary promotional signage is to be approved by the Developer prior to installation. A maximum of one sign per Unit will be allowed.

6.0 APPROVAL PROCESS

6.1 Read These Standards

Become familiar with the Design Guidelines for Southlands Village.

6.2 Meet with Your Designer

Your personal design criteria, together with these Standards, will form the basis for the design of your house. As you begin your design process, particular attention should be given to site, location, contour and orientation.

6.3 Preliminary Plan Approval

To obtain initial approval, provide an electronic version emailed to the Developer's Design Consultant, a complete set of drawings including:

1. Site plan - scale min 1"=20'.
2. Floor layout including square footage.
3. House elevations, including front, side and rear.
4. Completed Architectural Approval form (see attached) detailing all colours and materials, if available.

If Preliminary Plan meets guideline criteria it will be approved at this time. If Preliminary Plan requires modification to meet criteria, notes outlining the required changes will be returned to the Owner/Builder on the actual drawings and Architectural Approval Form. If further clarification is required, a meeting will be set up with Owner/Builder to discuss required changes.

6.4 Final Plan Approval

To obtain final plan approval, provide the Developer's Design Consultant with the following:

1. Two (2) complete sets of working drawings that include but are not limited to the site plan (i.e. plans, sections, building details, all elevations).
2. Grading plan.
3. Completed Architectural Approval form (see attached Schedule "B") detailing all colours and materials.
4. Colour sample board of all colours and materials detailed on the approval form.
5. A complete electronic version of the working drawings that include but are not limited to the site plan and house drawings (i.e. plans, sections, building details, all elevations).

Upon submission of plan for approval, please expect three to five business days for approval process to be completed. The approval process shall require additional time in respect of lower level walkout or lookout designs.

6.5 Additional Requirements for Lower Level Walkout and Lookout Homes

The Owner is responsible for completing and conforming to the additional requirements for Lower Level Walkout and Lookout Homes as detailed on the Lot Grading Procedure for Southlands Village.

6.6 Building Permit Application

Application for a building permit may be made only after applicant's completed approval form has been approved by the Developer, and confirmation from the Developer's Engineer of compliance with the additional requirements as detailed in the Lot Grading Procedure for Southlands Village.

Approval of your plan will be given to you in writing, along with an approved set of plans.

Once approval is given, an approved set of plans, together with the completed approval form and a copy of your acknowledgement indicating that you have received a copy of the Development Agreement, should be taken to East St. Paul for building permit application.

The Developer will retain one electronic copy of the drawings and colour board.

Failure to conform to siting, house design, materials, colours or any other portion of the drawings and documentation as approved without the written consent of the proposed revision by the Developer is prohibited.

6.7 Inspection/Building Location Certificate

The Owner will provide a building location certificate confirming that actual construction meets approved design to the Developer, upon completion of the house and landscaping on the Unit. The Developer will provide a final inspection to ensure that the house is built as it was approved, or note any infractions thereof. Following this inspection, the Owner shall receive full or partial refund of the Damage and Design Compliance Deposit. Non-compliance with these Standards will be penalized by a full or partial reduction in any refund of the Damage and Design Compliance Deposit. The Developer shall determine, acting reasonably, if any matter is not in compliance with these Standards or any approval provided by the Developer. In the event of such non-compliance, the Developer shall be entitled to deduct and retain such amount of the Damage and Design Compliance Deposit as the Developer determines appropriate in the circumstances, which determination shall be final and binding on the Owner. In the event of any inconsistencies between the provisions of these Standards and any approval executed by the Developer, the provisions of the approval shall govern.

7.0 ACCESS

The Owner permits the Developer and its authorized agents, employees and consultants entry and access to the Unit for the purpose of ensuring compliance with and enforcing its rights and entitlements under these Standards. The Developer and its authorized agents, employees and consultants shall not be liable for any damages sustained by the Owner in connection with the actions taken by the Developer.