

## **BUILDING SCHEME SCHEDULE OF RESTRICTIONS**

### **INTRODUCTION AND OVERVIEW**

Every bare land strata lot (each, a "Lot" and, collectively, the "Lots") at Grant Hill (the "Community") is subject to a statutory building scheme (the "Building Scheme") registered against title to the Lot. The Building Scheme establishes certain restrictions for the Community by setting out additional details for the design of all improvements to be constructed on the Lots ("Improvements"). The Design Guidelines are intended to:

- Preserve and maintain the inherent qualities of the Community's environment
- Promote a sense of cohesiveness and standards that visually unite the community with architectural design, landscape design and site planning
- Preserve quality, integrity and enduring value for every Lot owner
- Allow Lot owners the flexibility within the Design Guidelines to explore personal expression, resulting in inspiring, innovative and creative Improvements
- Set out the approval process for home design reviews, and construction regulations.

While these Design Guidelines have been prepared pursuant to the Building Scheme, the Lot owners are also subject to the zoning bylaws of the District of Maple Ridge and the British Columbia Building Code (collectively, the "External Governance"), and the bylaws and rules of the strata corporation of which the Lots form a part (the "Strata Corporation Governance"). If there is a conflict between any of the Governance provisions and these Design Guidelines, then the most restrictive Governance provision shall prevail. The Developer (as defined in the Building Scheme) or the Design Consultant (as defined in the Building Scheme) will be responsible for all approval matters in respect of these Design Guidelines, as determined pursuant to the Building Scheme.

Each Lot owner is responsible for obtaining a copy of the most recent revised Design Guidelines before starting on any Improvements to the owner's Lot.

### **1. DEFINITIONS**

- (a) "Developer" means Grant Hill Holdings Ltd. and First National Properties Ltd. and includes its assigns and successors.
- (b) "Land" means Lot 2 Section 11 Township 12 NWD Plan BCP39010
- (c) "Lot" means any of the 106 residential building lots, in whatever phase, intended to be created by subdivision of the Land, and "Lots" has a corresponding meaning.
- (d) Purchasers and their successors in title of the Lots are subject to this Building Scheme and are hereinafter referred to as the "Owner" or "Owners".

### **2. APPROVAL OF PLANS**

- (a) No dwelling, building or other improvements shall be constructed, placed, erected or maintained on any Lot unless and until plans and specifications showing compliance in all respects with these restrictions and providing elevations, siting, size, colour scheme, landscaping and all materials to be used have been submitted to and approved in writing by the Developer's authorized agent ("Design Consultant") who shall have the right and power to approve or reject such plans and specifications. For the purposes of this Building Scheme, construction shall include grading, filling or other preparatory work on any Lot.

The Design Consultant is:

Ken Holland of Pinnacle Home Designs Ltd. (Attn Ken Holland)  
22568 Lougheed Highway, Maple Ridge, V2X 2V1  
CELL: (604)817-6656; FAX: (604)466-0221; EMAIL: [kdutch@yahoo.com](mailto:kdutch@yahoo.com)

The lot purchaser is responsible for a non-refundable fee of \$350.00 plus GST and HST for design review, approval, site inspection and final inspection per lot which is to be paid to the Design Consultant concurrently with submission of plans for design approval.

The lot owner must submit to the Design Consultant two sets of house plans including floor plans, cross sections, all four elevations at 1/8" or 1/4" scale (imperial), or 1:50 scale (metric) and a site plan at a 1/8" = 1'-0" scale (imperial) or at 1:100 or 1:250 (metric) scale, showing the location of the house, driveway, sidewalks, retaining walls, swales, existing grades and drainage pattern from the approved lot grading plan, existing and proposed grades at dwelling corners, main floor elevation, basement elevation, minimum basement elevation, driveway slope.

The owner must also submit samples of colours and materials of the exterior finishes, or a description of the materials including colour codes, common colour name, manufacturer name and product name.

The builder and/or lot owner is obligated to follow the requirements of the Design Consultant.

A compliance deposit of \$20,000.00 by cash or letter of credit is to be paid to the Developer by the builder and/or lot owner at the time the lot is purchased. \$15,000.00 will be returned to the builder and/or lot owner when they have received approval of the plan and entered into a contract with a builder approved by the developer. The balance of the fee will be returned after a final inspection is issued by the District of Maple Ridge and the Design Consultant is satisfied that the house and landscaping conforms to the restrictions of this building scheme.

Once a plan is approved, any changes to the exterior of the home must be approved in writing by the Design Consultant.

- (b) The Developer shall have the right to waive any terms or conditions in whole or in part with respect to any unsold Lot charged by this Statutory Building Scheme and any such waiver of any breach shall not negate or render such provision invalid or unenforceable with respect to any other Lot charged by this Statutory Building Scheme.

### 3. THE LOT

#### Site Requirements

No retaining wall shall be constructed on any Lot having an exposed height greater than 1.2m (4 feet) other than those built by the Developer at subdivision servicing stage. Any exposed concrete over 0.6m (2 feet) in height shall be architecturally treated.

#### 4. THE HOUSE

##### (a) House Size

- 1) One level homes shall have a minimum gross floor area of 185.5 square metres (2,000 square feet), not including garage area.
- 2) Two level homes shall have a minimum gross floor area on the first level of 139.35 square metres (1,500 square feet) and the second level of 69.675 square metres (750 square feet), not including garage area.
- 3) Site coverage of all buildings and structures shall not exceed 557 square metres (6000 square feet).

##### (b) Exterior Design

- 1) No exposed concrete block is permitted. Exposed concrete foundation walls are not to exceed 0.5 metres in height.
- 2) Exterior colour schemes must be approved by the design consultant. Natural and "Earth-toned" colours are encouraged, contrasting primary colours may be used as an accent.
- 3) In general, the main materials used on the front of the house should be used on all other faces of the building.
- 4) Overhangs are to be minimum 18". All gable fascia shall be a minimum double fascia of a 1"x4" trim on a 2"x10". Fascia board colours must complement the siding colour.
- 5) No house shall be constructed on any lot unless the front façade has the following features:
  - I. An entry feature (e.g. rock, brick, or timber) is required and further detailing such as wood or concrete trim around appropriate windows and doors is required.
  - II. Columns and garages must be trimmed to provide relief from siding.
  - III. The design must be integrated in a related use of materials and complimentary colours.
- 6) Fascia board colours must complement the siding colour.
- 7) Front doors will have raised panels of solid construction. Decorative windows are permitted within the front door.
- 8) No house on a corner Lot shall be designed unless the house faces both streets with roof and/or wall treatments turning the exposed corner.

(c) Roof & Metal Vents & Building Materials

- 1) No roofing materials other than "high profile" 25-year fibreglass shingles with raised ridge caps in the weathered wood colour, slate or concrete (Class A rated roofing material) are permitted.
- 2) The roof pitch must be a minimum of 5:12. Flat roofs are not permitted.
- 3) No gutters, rainwater leaders and soffits other than those painted to match trim colours or selected in a compatible colour if pre-finished are permitted. Any aluminum fascia gutter must be combined with wood fascia boards where appropriate to meet the requirements of this Building Scheme.
- 4) All metal vents, roof stacks, flashing, etc, are to be painted to blend in with the roof colour.
- 5) All vents must be screened.
- 6) Overhanging building or projections are to be protected.
- 7) Windows are to be laminated.
- 8) Window screens are to be non-combustible.
- 9) Exterior vertical walls are to be clad with ignition resistive materials.
- 10) Exterior doors are to be non-combustible 20 minute rated.

(d) Driveways and Garages

- 1) Each dwelling shall have an enclosed area for a minimum of 2 parking spaces. All garages shall have closing doors with raised panels or other detailing and shall be painted to match trim colours or complement the design of the house. Flat panel garage doors are not permitted.
- 2) Driveways shall be constructed of asphalt, exposed aggregate, stamped concrete, interlocking brick or a combination thereof. No gravel driveways or parking areas shall be constructed.
- 3) No buildings or driveways shall be constructed on the Lots unless provision to reduce storm water run-off from buildings and driveways has been made by the runoff from buildings, driveways and any other impervious surfaces constructed on a Lot being re-charged back to ground through suitable subsurface storm water management systems such as rock pits or exfiltration chambers and run-off from driveways which slope to the public road or common property being intercepted at the property line by the provision of suitably designed and constructed absorbent strip such as grass-crete or permeable interlocking concrete pavers.

## 5. GUIDELINES FOR THE STREETSCAPE

### Recreational Equipment, Commercial Equipment and Accessory Buildings

- 1) Except for licensed passenger automobiles, vans and trucks which do not exceed a capacity of one ton, any vehicle including trailers, boats, motor homes, campers, recreational equipment and other similar objects on a lot are required to be stored inside an enclosed space or behind fencing or screening to the side or rear of the house and shall not be visible from the street. Storage of these objects is not allowed in the front yard or the side yard along a flanking street.
- 2) Any truck in excess of one ton capacity and commercial vehicles, equipment or machinery of any kind shall not be parked or stored anywhere on a lot except as may be required for construction or repair of the home on the lot
- 3) Accessory buildings shall not be constructed ahead of the front facade of the dwelling. All accessory buildings shall be finished in the same exterior materials and colours as the principal building.

## 6. LANDSCAPING

- 1) To enhance the appearance on the lots within the subdivision, the owner shall complete the street front of the lot, front yard and side yard landscaping within 90 days after completion of house construction unless weather conditions make it impossible to do so.
- 2) All front yard areas and any side yards fronting on roads within the subdivision shall be landscaped with a minimum of one tree per 15 metres of frontage. These trees shall be variety designated by Developer at agreed locations. Each tree shall have a minimum caliper of 7 centimetres and a height of 0.6 metres or greater. There shall also be at least 9 shrubs in the front yard. Bedding areas containing shrubs, flowers and trees shall occupy a minimum of 15% of the front yard. Any area of the front yard or the side yards fronting roads within the subdivision which are not landscaped with bedding areas shall be turfed or seeded.

## 7. FENCING

- (a) No fences shall be constructed in front yards of lots.
- (b) No fences on side yards shall extend further towards the front of the Lot than the front of the house.
- (c) No fences shall be constructed other than:
  - 1) black chain link or decorative black aluminum fences provided cedar hedging is planted with such fencing; or
  - 2) hedges that serve as fences along property lines; or
  - 3) solid vinyl fencing, colour and style to be approved by the Design Consultant.

- (d) No fences shall be higher than 1.83 metres (6 feet).
- (e) All fencing and locations to be approved by design consultant.

## **8. SIGNAGE & APPEARANCE DURING CONSTRUCTION**

Signs erected by a Builder and/or lot owner or agent may not be larger than 0.6m x 0.9m (2'x3").

Only the Developer or the Developer's agent may erect larger signs for the purposes of marketing the development; said signs are to be removed once the development is 90% sold. Only one "For Sale" sign may be placed for each residence or lot. No other signs are permitted.

The Builder and/or lot owner is required to keep the lot, sidewalk, curb, and street clean and orderly during construction. This requirement includes keeping roads clear of soil and debris throughout the entire course of construction. Failure to keep roads clean will result in remedial action being undertaken by the Developer, with costs including an administration charge, to be deducted from the compliance deposit. There shall be no burning of construction waste. Waste materials should be sorted and recycled.

## **9. PROTECTION OF CURB, SIDEWALK AND UTILITIES**

The Builder and/or lot owner is responsible for repairing any damage to curb, sidewalk, roadways, swales, service connections, street trees, and landscaping within municipal greenways, as a result of the house construction. It is strongly recommended that curbs and sidewalks be protected with plywood and a covering of gravel at driveway crossings. The Builder and/or lot owner must inspect the lot prior to construction and inform the Design Consultant of any existing damage. Once the house is constructed, the lot and adjacent services will be inspected to ensure that any and all damage is repaired. Should the Builder and/or lot owner fail to make the necessary repairs, then the Developer will do so and deduct the costs from the compliance deposit. Note: the Building Department of the District of Maple Ridge may also require a deposit for this purpose.

## **10. ON SITE SECURITY**

The Developer is not responsible for on site security. If so desired, the lot owner must arrange for their own on site security.

## **11. GENERAL REQUIREMENTS**

- (a) No dwelling shall be occupied by any person unless and until such dwelling, including the exterior thereof, is substantially finished and an occupancy permit has been issued.
- (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, wrecked or partially wrecked vehicles, or any salvage materials, nor shall any waste or refuse be kept or stored upon any lot.

- c) The restrictions set forth herein shall be in addition to and not in derogation of the bylaws from time to time of the District of Maple Ridge, any development agreement between the Developer and the Municipality, 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
- d) The owner must retain Arbortech Consulting Ltd. (Norm Hol) of Suite 200 – 3740 Chatham Street, Richmond, BC, Phone: 604-275-3484; Email: [trees@arbortech.bc.ca](mailto:trees@arbortech.bc.ca) to approve and direct the removal of trees on the property, to coordinate the implementation of tree risk mitigation on all new edges of the clearing areas including private properties, covenant areas, and park areas that abut the subject property, to direct the implementation of forest interface windfirming treatments, and to direct and approve all tree protection fencing required for the construction phase. Arbortech Consulting Ltd. must provide the Design Consultant with a letter of acceptance before construction commences, and a letter of acceptance after substantial completion and before occupancy of the home.

## 12. TRANSFER OF PLAN APPROVAL

On the later of 2 years from the date hereof or the issuance by the District of Maple Ridge of final occupancy permits for not less than 81 lots the power to approve and/or enforce the restrictions hereon shall pass to the Strata Council of Strata Plan BCS \_\_\_\_\_.

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