

OBJECTIVE:

These attached "Architectural Control Guidelines" will outline the opportunities and limitations associated with this development and are designed in order to establish and control a level of high standards of quality in the exterior streetscape for all new homes to be built in the Cranbrook Estates Subdivision.

With an aim to limit repetition or extreme contrasts within the subdivision, the Developer reserves the right to decline any home design deemed not to be compatible with the intended overall architectural vision of the development.

As Builders adhere to these established design principles, the overall effect on the site will result in an attractive and harmonious feel, which will only enhance the long term value of all residences in this development.

Design creativity is encouraged by the Developer for all new homes being proposed, while a touch of uniqueness will create that desirable neighbourhood feel.

Guidelines such as these attached are common for most new subdivisions, however, innovative design ideas which do not exactly adhere to these Cranbrook Estates Architectural Guidelines may be considered by the Developer, on a lot by lot basis.

OVERALL DESIGN THEME FOR EACH NEW HOME

- Large view principal decorative windows
- A premium front entrance shall be the focal point of each dwelling
- Steeper, enhanced roof pitches for all new homes
- Modern colour schemes that complement the overall look and feel of each new home Encourage the use of natural stone/brick and timber accents
- Upgraded vinyl siding and trim features may be used upon Developer approval. Non rigid vinyl siding must be kept to a minimum and fully non-rigid vinyl sided exteriors are not permitted. When non-rigid vinyl siding is used it should be located in dormers or gables where it will not show the expansion and contraction of the product.
- Creative landscaping ideas to enhance the streetscape throughout the subdivision
- Accessory buildings are to be designed and constructed using similar type materials and trim as used in the home design

The exterior appearance of all homes, and the lot landscaping will have the greatest impact on the overall desired design theme the Developer is trying to achieve for the development.

PLAN APPROVAL PROCESS

It is recommended that prior to anyone purchasing a building lot within the Cranbrook Estates Development that they meet with the Developer to discuss the overall characteristics of the site, and be made aware of the expectations the Developer has for all new homes being proposed in the subdivision.

Prior to the construction of any new residence, all Builders must receive written approval of the Developer for their proposed plan. Preliminary Design Drawings need to include the following as a minimum:

- (i)Plot / Site Plan – (minimum scale 1:250)
- Boundary lines for the subject lot
 - Proposed building footprint showing all setbacks
 - Proposed elevations for footings, top of foundation, garage floor etc.
 - Lot grading (Overall grading plan will be provided by the developer)
 - Driveway location and slope % from curb
 - Proposed well and septic locations
 - The location of any proposed outbuildings

- (ii)House Plans – (minimum scale 1:100)
- All floor plans
 - All four exterior elevation designs in detail
 - Roof design detail
 - Complete material & colour selections for all exterior features
 - Any proposed decks or patios

The Developer will respond within 7 days once receiving any submitted plans, and will work with the Builder/Homeowner to arrive at satisfactory building plans that will suit all parties involved. No Builder shall submit building plans to the Township until approval has been given from the Developer.

SECURITY DEPOSIT

A deposit of \$ 5,000.00 is due and payable to the Developer upon submitting plans for approval. This deposit ensures the Builder/Home Owner will adhere to all requirements established in these Architectural Guidelines.

- A full refund of the deposit is available once the following issues have been completed.
- Final occupancy permit has been obtained from Huron East
 - Final grading certificate has been received by MTE Consultants
 - Exterior of the home has been completed as per previously submitted drawings
 - All existing original survey pins are still in place
 - No damage during construction to curbs, utility/hydro boxes, street lights, etc.
 - The following minimum landscape requirements have been met:
- Planting of 1 maple tree in the front yard (minimum size- 25 mm)
- Rear yard/side yard seeded as a minimum
- Walkway to the front entrance has been completed

- Some form of front flower bed has been completed
- Municipal street address sign installed.

HOUSE SIZES

Minimum house square footage will be as per the following with the garage area not included

House Style	Minimum Square Footage
Bungalow	1,600
2 Storey	1,800

- Minimum house width, including the garage is 50 feet

Set Back Requirements

As per Municipality.

ROOF

- Bungalows to have a minimum 8:12 pitch
- 2 storey dwellings to have a minimum 6:12 pitch
- Roof embellishments with steeper pitches, such as gables and dormers, are encouraged
- Premium / designer shingles are required in an array of colours that complement, "not" dominate the overall appearance of the homes
- Metal roofing at the discretion of the Developer

GARAGE / DRIVEWAYS

- All homes will require a minimum of 1 ½ car attached garage
- If a triple car garage is proposed, the design shall not dominate or overwhelm the front elevation of the house
- Staggered garage doors are encouraged
- Premium garage doors are encouraged with colour / texture / design that complement the overall residence.
- Garages shall not protrude more than 8 feet ahead of the main front wall of the house
- No driveway is permitted within 5 feet of the adjacent property line
- Only one driveway per lot allowed
- No temporary fabric type garage structures are allowed

LANDSCAPING

A modern, creative landscape design should complement the exterior of each new home. Sodding is required for all front yards, seeding may be used for the balance of the lot. Tree planting is encouraged on each lot, provided it doesn't interfere with the septic locations.

GRADING

Grading shall be done to minimize the impact of neighbouring lots and shall be gradual in transition to other lots.

Roadside ditches may be filled in with appropriate permits from Huron East and following the ditch infill detail provided by the Developer.

All grading shall be designed to adhere to the existing grading plan prepared by the Developers' Engineer.

A final grading certificate prepared by an Ontario Land Surveyor will be required by the Township upon completion of each new home.

EXISTING CONDITIONS

The Developer recommends that all Builders investigate the existing and proposed elevations for each lot, and determine if any fill pads might be required, depending on the house design. All costs associated with the above mentioned items will be the sole responsibility of the Builder/Owner.

Depending on which lot, and the house style chosen, off site clean fill may be required when back filling. Extra clean fill from excavations shall be left on site, developer will have a designated area for this fill. The same goes for extra topsoil.

The Cranbrook Estate site will have adequate topsoil on site for finished grading to correspond with the Engineer's overall grading plan for the development.

WELL AND SEPTIC

The Cranbrook Estate site will be serviced with individual septic systems. Installation for each will be the responsibility of the Builder.

Drilled wells will be located within each lot, at a location approved by the Township Building Department. Drilled wells will be provided by the developer as part of the service for the lot. The hook up and any associated pressure tanks are the responsibility of the Builder/Owner.

Septic systems will also be approved and inspected by the building department, and a septic permit will be required for each septic system at the time of installation. Buyers who are accustomed to regular municipal services should familiarize themselves with the working of a private well and septic system.

SECONDARY / ACCESSORY UNITS

Cranbrook Estates will be offering a unique feature unlike any other development in our area. As a result of a recent zoning amendment with the local Township, this subdivision will legally allow Builders the following option:

(i) secondary / accessory unit located within the main residence of each new house

The Township Department will comment accordingly on specific requirements should someone wish to explore this option.

The Developers Architectural Control Guidelines will always ensure that this new country subdivision will consistently have the 'single family' feel that all new homeowners will appreciate.

TIMELINE TO BUILD

Upon the purchase of any of the lots within the development, the Purchaser shall proceed to start construction within 24 months of the closing date of the lot purchase.

In the event the Purchaser does not make any attempt to proceed to build within the 2 year time period, the Developer has the option to purchase the subject lot(s) back at the original sale price.

In the event the original Purchaser decides to sell the subject lot to a 3rd party, then the new Buyer must be made aware of the original 24 month timeline requirements, and must be made aware of the existing Architectural Control Guidelines.

The overall intent of this stipulation is to further support the Developers goal that all homes will be built and finished within a 5 year plan, thus eliminating further construction traffic for years and years to come.

FENCING

- Fencing for each lot will be at the discretion of each Homeowner, but must meet Township Building Department standards
- All fencing will have a professional appearance based on design / colour / materials to ensure a consistent feel through the subdivision
- Fencing location to be confirmed by a Surveyor to ensure exact boundary locations
- Swimming pool fencing as per Township requirements

RETAINING WALLS

The overall topography of this development, along with the engineered grading plan should result in the minimal usage/requirements for retaining walls.

Should a retaining wall be proposed, then the location and materials will need to be approved by the Developer.

DURING CONSTRUCTION

- Whether it is a Builder or a home built by a private individual, the following rules apply:
- A garbage dumpster must be provided
 - No burning of any debris on site
 - All trades must be respectful of all neighbours
 - Porta-Potti required for all trades
 - No building materials/debris to be stored on the street or on a neighbours lot
 - Building site must be kept neat and orderly
 - Any asphalt or curb damage will be the responsibility of the Builder
 - All road dirt and mud to be cleaned up on a daily basis as required.

CORNER LOTS

Lots will require that both the front elevation design and the exterior side elevation of the house will be finished to similar standards.

SIDEWALKS

Based on the cul-de-sac type street design for this subdivision, no sidewalks will be installed.

MAILBOXES

No mailboxes will be required or allowed within the subdivision, as mail delivery will be available at an existing location.

SATELLITE DISHES

All satellite dishes will be a maximum size of One meter and will be installed at the rear or side of each house in a location that minimizes the impact and visibility from the street.

No tower type structures will be allowed within the subdivision.

INSURANCE

The Developer requires that all Builders provide confirmation of a satisfactory "Builder's Risk" insurance coverage prior to starting construction of each new home.

RE-ZONING

The current zoning for this site is R1A, unserviced residential No Builder shall submit any form of re-zoning application or a minor variance application for any purpose, without the consent / approval of the Developer.

BUILDERS 'RIGHT TO INFORM'

All Builders will be required to include a copy of these guidelines in their formal "Agreement of Purchase and Sale" documents to all new home buyers.

All Builders must be 'Taron' registered if they plan to build and sell in the Cranbrook Estates Subdivision.

CHIMNEYS

If a chimney is required, then it must be boxed/enclosed/bricked etc. to maintain a subtle feel. No stainless steel exposed chimneys are allowed.

SWIMMING POOLS

- In ground swimming pools are allowed within the site
- Township has specific fencing requirements for all pools

SUMP PUMPS

Each home will require the installation of a basement sump pump that drains the exterior footings as per Township Building Department requirements.

PROPANE

Since the availability of natural gas is not an option for this subdivision, it is expected that propane will probably be the heating choice for most new homes.

All propane tanks will be green or white in colour, and installed at a discrete location on each lot that is approved by the Developer.

The Developer is currently in discussion with a local propane supplier who is proposing to supply / install all propane tanks, and then provide a 'preferred' pricing arrangement for the supply of propane for the entire site.

VEHICLE PARKING / STORAGE

Large commercial type vehicles such as school buses, tractor trailers etc. are not permitted on a regular basis within the subdivision.

No Homeowners shall use their property for any type of outdoor storage of an unlicensed vehicle, recreational vehicle, boat, trailer etc. for an extended period of time.

NOTE

The term "Builder" in these guidelines refer to either of the following:
A Taron registered builder.
or
Individuals who purchase a lot and build for their own personal use.



CONTACTS:

Developer:
Schlumpf Property Group Ltd
spropertygrouppltd@gmail.com

Project Engineer:
MTE Engineering Kitchener, ON

Municipality:
Huron East - Seaforth, ON

WWW.CRANBROOKESTATES.COM