

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

211061859

ORDER NUMBER: 45188161

ADVISORY

This electronic image is a reproduction of the original document registered at the Land Titles Office. Please compare the registration number on this coversheet with that on the attached document to ensure that you have received the correct document. Note that Land Titles Staff are not permitted to interpret the contents of this document.

Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

ATTACHMENT A

SCHEDULE I
LAKE NEWELL RESORT
ARCHITECTURAL CONTROLS
2021

TABLE OF CONTENTS

<u>INTRODUCTION</u>		Page 1
<u>SECTION 1</u>	Design Principals	Page 2
<u>SECTION 2</u>	Building Materials & Colours	Page 2
<u>SECTION 3</u>	Building Size	Page 3
<u>SECTION 4</u>	Site Design Specifications	Page 3
<u>SECTION 5</u>	Landscape Details	Page 4
<u>SECTION 6</u>	Approval Process and Fees	Page 5-7

APPENDIX

(A) Home Design Specification Schedule	Page 8
(B) Development Schedule for Changes to Existing Homes/Properties	Page 9

INTRODUCTION

The following guidelines are meant to describe the overall design concepts and controls established to coordinate and reinforce the theme for Lake Newell. The theme calls for homes designed to respond to the climatic conditions of the region. They must be sensitive to the natural setting, and blend with the environment.

- SECTION 1: Presents general design principals with regard to Building Form.
- SECTION 2: Covers Building Materials and colours.
- SECTION 3: Details Building Sized in relationship to lot size.
- SECTION 4: Describes Site Design Specifications including setbacks, driveways, grades and retaining walls.
- SECTION 5: Examines Landscape Details.
- SECTION 6: Describes the Approval Process for obtaining design and engineering acceptance.

SECTION 1: DESIGN PRINCIPALS

1.1 FRONT ELEVATIONS

Entrances must be articulated with roof canopies, use of building materials and landscaping to emphasize human scale. Blank walls are not permitted.

1.2 REAR ELEVATIONS

Unbroken two or three story facades are not acceptable. Attention to roof scape is encouraged to reduce building height. Decks and wall setbacks can also be used.

1.3 SIDE ELEVATIONS

Elevations facing the major side yard (3m) should be articulated with more design features. Street side elevations will be considered similar to front elevations.

1.4 ROOFS

Unique rooflines are encouraged. Consider 4/12 minimum slope, but steeper pitches are encouraged.

1.5 EAVES AND OVERHANGS

Encourage minimum overhangs of 600mm (2') but greater overhangs are encouraged on South elevations.

1.6 FACIAS

Double 150mm (6 in) facias are mandatory. Gutters and down spouts are required.

1.7 HEIGHT RESTRICTIONS

10 m maximum to highest eave line.

1.8 GARAGES

The largest garage permitted to face the street is 7.2m (24') x 9m (30'). Larger garages should have the door turned perpendicular to the front lot line and be on larger lots.

1.9 SHEDS

Exterior material must be low maintenance and color should match the principal building. Location must be approved by the architectural board and be in compliance with the County of Newell Land Use Bylaws. Sheds should not exceed 120 square feet or be higher than ~ 3.5 meters measured to the peak.

SECTION 2: BUILDING MATERIALS AND COLOURS

2.1 ROOFS

- 25 year or higher roof systems
- Earth tones encouraged

2.2 WALLS

- Stucco or wood siding are allowed
- Cultured stone or brick accents are acceptable
- Brick
- Low maintenance siding
- Vinyl not recommended, but acceptable

2.3 COLOURS

- Earthy tones are acceptable.
- Darker Red/Blue Tones are acceptable.
- Colour highlights will be allowed for entry doors and trim

2.4 MODULAR OR PRE-BUILT RESIDENCES

- Modular or pre-built homes are not allowed. Principal buildings must be "stick built" on the property.

SECTION 3: BUILDING SIZE

3.1 MINIMUM BUILDING SIZE

Minimum Building Size is determined by roof area. Roof Area including the main house and porches must total at least 15% of Lot Area.

3.2 MAXIMUM BUILDING SIZE

Maximum Building Size is 40% of Lot Area.

3.3 MAXIMUM SITE COVERAGE

Maximum site coverage for all buildings including accessory buildings (sheds) is 45% of Lot Area.

SECTION 4: SITE DESIGN SPECIFICATIONS

4.1 FRONT SETBACK

Must conform to RR1 or RR2 requirements of 3m (10') minimum for side drive garages to street. 6m (20') for front drive garages. Houses without garages should have a 9m (30') setback.

4.2 SIDEYARDS

Zero lot line requirements result in an 0m Side yard and a 3m (10') Side yard. A 600 mm (2') encroachment agreement allows for cave and footing overhangs.

4.3 SITE GRADING

Site grades must divert surface water away from structures. Surface and subsurface irrigation must not be allowed to saturate foundation.

4.4 RETAINING WALLS

Must not exceed 3' in height without stepping. Natural stone finish is preferred, but parging or stucco is permitted.

4.5 REAR SETBACK

Minimum 7.5m (25') rear property line to house.

4.6 DECKS

Minimum 4.5m (15') from rear property line.

4.7 PROJECTION OVER YARDS

The portions of any attachments to a principle building which may project over or on a minimum setback on a lot are; an open veranda, porch, balcony, fireplace, chimney or other similar projection as determined by the Condominium Board.

SECTION 5: LANDSCAPE DETAILS

5.1 FENCING

No perimeter wood fencing will be allowed. A 1200mm (4') high chain link/vinyl fence is the only enclosure permitted.

5.2 DRIVEWAYS

Location of driveways are to be placed accordingly to a plan approved by the Architectural Control Board. The width of the driveway should be at least as wide as the garage. Driveways must have a hard surface. Acceptable building materials include pavement, concrete and interlocking brick. A decorative area next to the driveway should be considered to create a location to place shoveled snow.

5.3 OFF STREET PARKING

Each residential unit must provide for three off street parking stalls, which is to be shown on the plot plan if the proposed structure does not include a garage. Parking specifications shall be in accordance with approved parking guidelines.

5.4 APPEARANCE DURING CONSTRUCTION

The builder/owners are required to keep there lot clean and orderly during construction. There will be no burning of garbage on site. Builders/owners are required to supply enclosed garbage bins and/or trailers and to empty them as they become full. The Condominium Board expects the site to be cleaned on a daily basis. A written notice may be issued to the builder/owner in cases where the site is not kept clean. If the Condominium Board is forced to keep the site clean, all costs including written notice costs will be assessed against the owner/builder including a minimum fee of \$ 100.00 for the repeated reminders.

SECTION 6: APPROVAL PROCESS AND FEES

This section applies for New Builds as well as Home Renovations that adjust the footprint of the home, ie. Extend/Reduce Footprint of Building including Decks, Driveways, Entrances to Home, or any other Plot Plan Detail shall follow the following approval process as if it were a New Build including New Build Fees and Deposits. A County permit is required after the Home Schedules Forms have been approved by the Arch. Control Board. All submissions must be made in duplicate to the Architectural Control Board. The decision of the Architectural Control Board is final and the Board reserves the right to use discretion in the review of submissions.

6.1a New Builds

The Applicant must submit the following:

- Plot Plan (must be accurate and be in metric)
- House Plans
- One completed **House Design Specification Schedule** Form
- Residence Cross section from front to rear

During construction, absolutely no equipment, vehicles, or building supplies will be allowed on any part of the green areas and parks.

Plot Plans are to be drawn at 1:200 scale metric and are to include the following information.

- Lot, Block and Plan numbers
- Civic Address
- Contractor Name, Address and Phone Number
- ALL corner grades
- Proposed landscape grades at all corners of the house and garage as well as the sides
- Proposed actual top of footing (ATF)
- Front, Rear and Side setbacks
- Cantilever and deck locations
- Drainage pattern of the lot
- Entrance locations of the home
- Driveway or parking pad location
- Driveway slopes
- Right-of-Ways and easements shown and labeled
- Locations of all surface appurtenances that exist or are planned. I.e. lamp standards, and electrical pedestals
- Front elevations of the house at 1:200, if a corner lot then also the side elevation of 1:200; and if a lake front or park backing lot, the rear elevation of 1:200, these elevations are to be accurate.

Building grade plans, legal plans, R.O.W. plans and curb plans can be obtained from the County of Newell at the time of your lot purchase. These plans should be used to assist the builder and homeowner in designing a pleasing home compatible to the adjacent existing or proposed environment. Faxed house plans or plot plans are not acceptable. The submissions will be reviewed within ten working days of receipt of complete package.

The builder/home owner is responsible for reviewing the returned approval before applying for a Building Permit and constructing the home. The builder and or homeowner shall be responsible for the adherence to and compliance with the Building Codes, Land Use Bylaws, Restrictive Covenants, Caveats and any such other Local, Municipal, Provincial or Federal rules, regulations or guidelines affecting the development of this property. Architectural Control Board is to be notified of any discrepancies in the approval.

6.1b Exterior Renovations – All Exterior renovations that do not affect the Footprint of an Existing Home.

The Applicant must submit the following:

- Samples of Materials
- One completed **Development Schedule for Changes to Existing Homes/Properties Form**

Renovations that add structures and structural Landscaping including retaining walls, driveways, pathways and any other structure not part of the habitable building. The following section will outline the requirements for Approval process to occur.

- Plot Plan must be accurate and be in metric (if applicable)
- House Plans (if applicable)

6.2 FEES AND DEPOSITS

All fees shall be administered by and made payable to Lake Newell Resort Condominium Association. Any fees owed to the Association by the owner and the builder are to be paid.

Failure to adhere to guidelines will result in forfeiture of the performance deposit.

Applicant must use the Condominium Association's approved Surveyor.

NEW BUILD- STAGE ONE:

A one time non-refundable fee of \$50.00 is due prior to a Preliminary Design review.

NEW BUILD- STAGE TWO:

A performance deposit of \$5,000.00 per lot (payable to Lake Newell Resort Condominium Association) plus \$300.00 non-refundable Architectural control Fee (payable to Lake Newell Resort Condominium Association) is due prior to house plan and grade approval.

The deposit will cover contravention of Architectural Guidelines and Damage to Subdivision features.

It is the responsibility of the builder to inform the Architectural Control Board in writing of any damage prior to starting construction. If no such notice is given, then any damage to any of the items listed above will be the responsibility of the builder and deposits will be held accordingly.

The performance deposit will be returned upon completion the following requirements:

- Exterior of house completed, inspected and approved, within 240 days of Architectural Approval to commence
- Final grading completed
- Water valve exposed and marked
- Curbs cleaned

Lake Newell Resort Condominium Association (Architectural Controls)

E-mail: blueheronestates@gmail.com

- Curb damage repaired
- Street damage repaired
- Irrigation damage repaired
- Park (green area) damage repaired
- Garbage must be contained or removed on a daily basis
- Applications made in writing to Architectural Control Board
- Irrigation service to be comply with approved guidelines
- Final inspection made by Architectural Control Board

Deposit will be returned as follows:

- House complete, including exterior - \$2, 500.00
- Landscaping including driveway - \$2, 500.00

RENOVATIONS:

A performance deposit of \$2,500.00 per lot (payable to Lake Newell Resort Condominium Association) plus \$50.00 non-refundable Architectural control Fee (payable to Lake Newell Resort Condominium Association) is due prior to house plan and grade approval.

Deposit will be returned on completion of project.

The administration of the Architectural Controls in this manner is to ensure that overall appearance of Lake Newell Resort is aesthetically pleasing, ultimately protecting property values, as well as ensuring that all homes have the necessary elevations and footprint positioning the proper drainage and tie-ins to services.

Each Condominium Board has its own Architectural Control Board. Members of the Architectural Control Board are appointed by the Condominium Board. Plot plans and design consultation are available upon request to Architectural Control Board.

E-mail: blueheronestates@gmail.com

Appendix A: HOME DESIGN SPECIFICATION SCHEDULE

APPLICANT / PURCHASER INFORMATION:

NAME(S): _____

MAILING ADDRESS: _____

E-MAIL ADDRESS: _____

PHONE #: _____ FAX #: _____

BUILDING / CONSTRUCTION INFORMATION

LEGAL DESCRIPTION: Lot _____ Plan _____ (Block _____)

MUNICIPAL ADDRESS (House # and Street): _____

DATE PLANS SUBMITTED: _____

BUILDER: _____ PHONE #: _____

HOUSE TYPE: _____ SQUARE FOOTAGE: _____

PLEASE DESCRIBE MATERIAL AND COLOR WHERE APPLICABLE FOR THE FOLLOWING:

MATERIALS: _____

MAIN EXTERIOR WALLS: _____

DOOR & WINDOW TRIM: _____

FINISHING FEATURES: _____

GUTTERS & DOWN SPOUTS: _____

SOFFIT: _____

MASONRY BRICK ACCENTS: _____ MASONRY STONE ACCENTS: _____

GARAGE DOORS: _____ MAIN ENTRY DOOR: _____

OTHER: _____

SIGNATURE: _____ DATE: _____

ITEMS BELOW FOR ARCHITECTURAL CONTROLS REVIEW BOARD USE ONLY

DESIGN APPROVAL: _____

APPROVED: _____ App. Letter Sent: _____

Arch. Control Fee (\$350.00) Rec'd: _____ Performance Deposit (\$5000.00) Rec'd _____

APPENDIX B: DEVELOPMENT SCHEDULE FOR CHANGES TO EXISTING HOMES/PROPERTIES

Application and Drawings to be submitted in duplicate

APPLICANT INFORMATION:

NAME(S): _____

MAILING ADDRESS: _____

E-MAIL ADDRESS: _____

PHONE #: _____ FAX #: _____

RENOVATION/REMODEL INFORMATION:

LEGAL DESCRIPTION: Lot _____ Plan _____ (Block _____)

DATE PLANS SUBMITTED: _____

A WRITTEN DESCRIPTION OF THE PROJECT MUST INCLUDE THE FOLLOWING:

- DRAWING – Must clearly show dimensions of the project and distance from the appropriate property lines. The drawing should also show the allowable building footprint of the lot and existing home footprint. Hand drawings of the project are acceptable provided they clearly show and describe the project and the dimensions.
- Any placement, changes or additions to decks, garden sheds, verandas, cantilevers that are different from or not on the original plan should show their planned placement with dimensions to side, rear or front property lines.
- Any changes of existing colors including shingles, siding, house trim, etc.

Note: any yard light fixtures should show their beam characteristics (light should not trespass onto any neighboring properties).

County of Newell permits may also be required after Arch Board approval of proposed project.

SIGNATURE: _____ DATE: _____

ITEMS BELOW ARE FOR ARCHITECTURAL CONTROLS REVIEW BOARD USE ONLY

DESIGN APPROVAL: _____

APPROVED: _____ APPROVAL LETTER SENT: _____

ARCH. CONTROL FEE (\$50.00) REC'D: _____

PERFORMANCE DEPOSIT (\$2500.00) REC'D: _____



211061859

211061859 REGISTERED 2021 03 24
CCBL - CHANGE OF BY-LAWS
DOC 2 OF 2 DRR#: C11E827 ADR/CWYNNE
LINC/S: 0026048918