
RESTRICTIVE COVENANTS - PINNACLE RIDGE PHASE 2B

PLAN NUMBER # 042-5250

DWELLING

TYPE:

The said lands shall be used for the construction on each lot of a single detached residential dwelling only (hereinafter referred to as "the residence").

CONSTRUCTION

STANDARD:

Any residence shall be of new construction and shall be built to standards and designs approved by the developer. Additionally, the developer shall approve the plot plan for any construction.

EXTERIOR

WALL FINISH:

Only wood, aluminium or vinyl siding, stucco, hardboard, brick, natural stone or cultured stone shall be utilized as exterior wall finishes and trim materials.

DESIGN

CREATIVITY:

Each house must have a minimum of 15% brick or stonework on the front façade or alternatively, must display design creativity, which offsets the need for brick or stone.

ROOFING

MATERIALS:

Asphalt shingles are required. Manufacturer is IKO. Color is "Shalestone".

ROOF SLOPES:

All roof slopes shall be a minimum rise of five (5) feet for each twelve (12) feet on run, including garages.

FIREPLACES:

Where a fireplace is installed, there shall be no exposed chimney pipe on the exterior of the residence, except above the roof line.

HOUSE SIZE:

Maximum site coverage shall conform to The City of Grande Prairie requirements. Minimum total floor areas shall be:

Bungalow	900 sq. ft. (on main level)
Bi-Level	900 sq. ft. (on main level)
Split-Level	900 sq. ft. (main plus upper level)
2-Storey	1300 sq. ft. (total)

At the discretion of the Architectural Coordinator acting reasonably, the minimum square footage may be reduced by 50 sq. ft. if the entire building pocket frontage is utilized and massing is superior.

GARAGES:

Attached double garages are required at all residences. Garages are to be finished with similar design and materials to the house.

DRIVEWAY:

Where attached garages are constructed concurrent with the construction of the dwelling – a concrete, cobblestone, interlocking brick or stamped asphalt driveway beyond the gravel level shall be constructed.

SIDEWALKS:

Concurrent with the construction of the dwelling, an entry sidewalk from either the front street or driveway shall be constructed of cobblestone, interlocking brick, or poured or precast concrete.

REAR DECKS:	Rear Decks on Lots 40 through 44 inclusively, of Block 5, shall have glass inserts and/or prefinished metal railings.
LANDSCAPING:	<p>Within twelve (12) months of occupancy, all front yards shall be seeded or sodded to lawn grass, except for those portions used in other decorative landscaping techniques, such as flower beds, shrubs, and washed or tile rock. All lawns must be completed to the front street curb.</p> <p>ON CORNER LOTS, the homeowner is required to sod/landscape to the side curb and maintain the area.</p>
LOT GRADING:	Lot owners shall conform to the building grade plans as designed by the project engineers. Likewise, lot owners shall not change original grade at the rear of the lot in the event where the developer has constructed a fence. In all cases, should grading and drainage problems occur, lot owners shall act reasonably in the interest of being a good neighbor.
DOWNSPOUTS AND SUMPS:	On lots 29 thru 39 of Block 4, lot owners shall ensure that all eavestroughing downspouts shall be directed to drain to the front of the lot. In addition, all sump pumps shall be directed to drain to the front of the lot.
RV'S AND MOTORHOMES:	RV's and motor homes are not allowed to park on the street or on driveways in front of the garage for longer than 24 hours.
MODULAR OR MOBILE HOMES:	No modular or mobile home shall be parked or moved onto the said lands.
NON-OPERATIVE VEHICLES:	Non-operative motor vehicles, waste, garbage or rubbish shall not be stored or placed on any lot nor shall anything be done which may be a nuisance or annoyance to neighbouring properties.
ACCESSORY BUILDINGS:	No accessory buildings, except garages, shall be located in the front yards. All accessory buildings should be finished in the same exterior materials and colours as the residence.
PETS:	No birds or animals shall be kept on the said lands except dogs, cats and birds as household pets.
SIGNS:	<p>No signs or advertising material of any kind shall be placed or erected on a lot, except:</p> <ul style="list-style-type: none"> a) one sign on each lot of not more than five (5) sq. ft. advertising the property for sale or rent; b) signs used by a building contractor during construction; c) any personal name plate on each lot not more than two (2) sq. ft. denoting the owner's name and address only;
LOT MAINTENANCE:	Should any lot herein not be built upon, the owner shall thereafter until built on, keep the same in good repair and weed free.

**COMPLETION
PERIOD:**

Any exterior construction on the residence, property improvements or any deck or fence construction in the yard shall be completed within nine (9) months from the date of commencement. Upon completion, the property shall be cleaned up so as not to constitute a nuisance or annoyance to neighbouring properties.

TREES:

One tree will be planted at the front of each lot by the developer on all main arterial/connector streets as required by the City of Grande Prairie. Tree selection is predetermined by the City of Grande Prairie and the Tree Contractor.

As well, a tree will be planted at the front of each lot by the Developer on all secondary streets. Tree selection is predetermined by the Developer and his contractor. The homeowner is required to maintain the tree. Trees planted on secondary streets are a one time discretionary planting by the Developer and will not be replaced.

**SOIL
CONDITIONS:**

All lot owners shall be aware that the soil conditions in this area varies considerable from lot to lot. The owner shall satisfy himself either through personal investigation or through the assistance of a geotechnical consultant that the footing size, water intrusion and any other geotechnical concern that may arise due to the construction of homes or any other building, is properly investigated and dealt with prior to the purchase of the lot. The developer of the land shall not be held legally responsible for any geotechnical problems that may arise because of variable soil conditions.

**BREACH OF
COVENANTS:**

Should any owner of any lot breach any of the covenants herein, then any other owner, adjoining or otherwise of any of the lands in Schedule "A", may proceed in law against the offending owner to enforce these covenants, provided however, that no obligation, action or claim lies against the developer other than as a registered owner in the event of such breach. This covenant shall constitute an absolute defence to claim or action against the developer.

FENCING:

Any fence erected on the lands shall be no more than six (6) feet in height and shall be of chainlink construction or alternately, of wooden construction following the general specifications set out in Appendix "B" hereto. No fence shall protrude or be constructed closer to the roadway than the front of the residence. Masonry posts to match existing house masonry are acceptable.

Fence color (Monteray Grey) shall be consistent with the color utilized by the developer on fencing constructed on the following:

Lots 35 through 39 all of Block 5, shall all have a 5 ft. white chainlink fence and a 36" gate at the rear of each lot which shall be constructed by the developer.

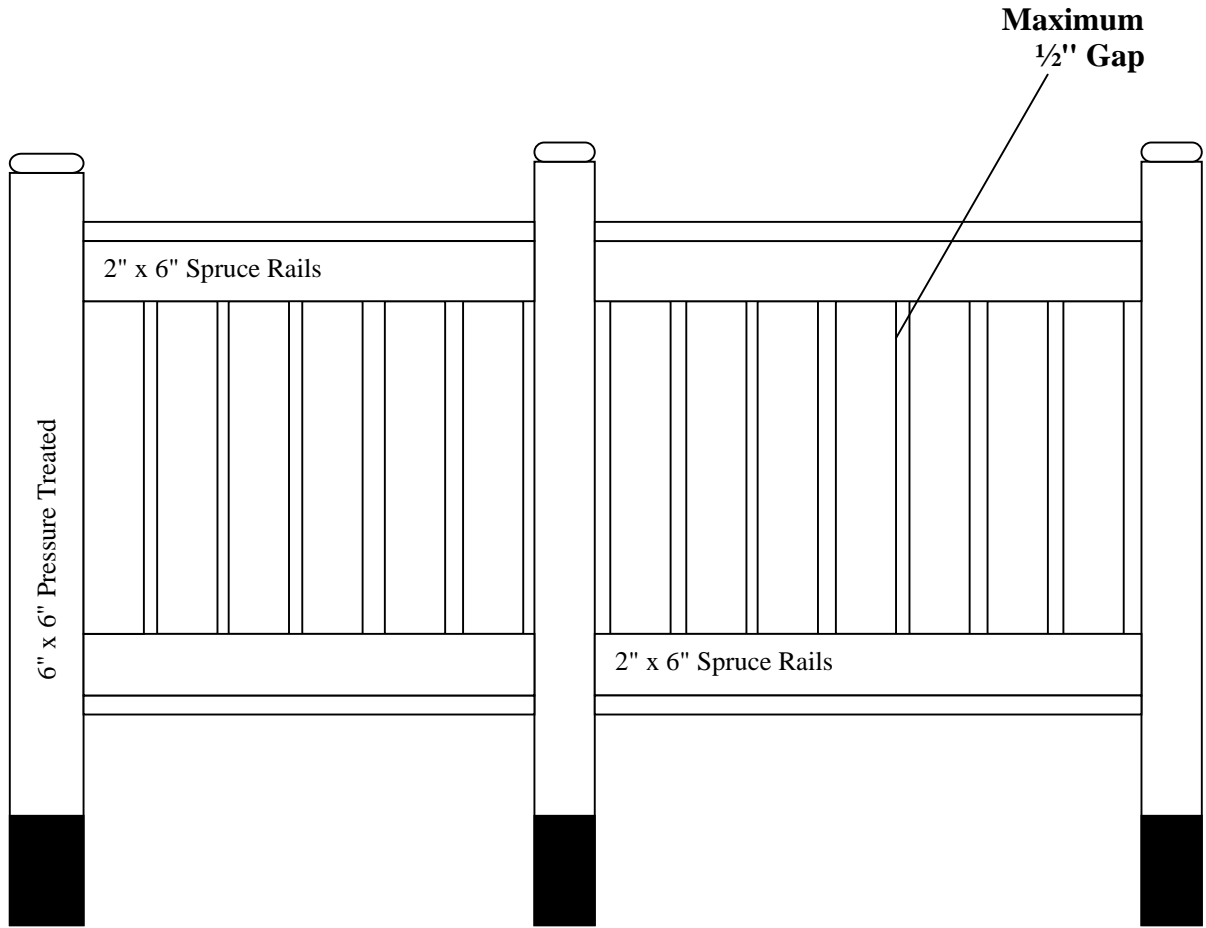
Lots 29 through 53 of Block 4, shall have a 6 ft. wooden fence constructed by the developer along the rear property line.

Lot 50 shall have a 6' wood fence constructed by the developer along the south property line.

Lots 29 and 51 of Block 4, shall have a tiered wood fence along the street side starting adjacent to the front of the house and extending to the rear property line.

Fences built by the developer cannot be removed or obstructed by another fence. The homeowner is required to maintain the fence in good quality standards, including using only the original stain named "Monteray Grey". Original grade at the rear as established by developer must not be changed by Grantee. Fence locations as per attached Schedule "C".

APPENDIX "B"



10" Diameter x 4'0" Concrete Piles (Typical)
1" x 6" Spruce Boards

