

The Gardens

Design Control;
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Congratulations on the purchase of a homesite in the Gardens community. These design guidelines have been prepared to ensure a cohesive and quality subdivision without adding undue cost burdens. A \$10,000.00 security deposit, taken at time of purchase with \$9,000.00 returned to you once your home and yard are completed and inspected to the satisfaction of the design controller.

The homes and outbuildings in the Gardens are envisioned to fit traditional architecture lines and to emit a neighborly and welcoming ambience.

- **House size;** The minimum sizing considered will be;
Rancher designs 1,600sf.
Two story to be 2,200sf.
Basement entry 1,500sf on the main floor.
- **Exterior cladding;** acceptable exterior finishes being painted cementitious siding, shingle, and/or panel, cedar siding, metal siding (e.g. Longboard or approved equal) No vinyl siding to be used.



- **Trims/fascias;** Minimum exterior corner / opening trims on all wall faces to be 6" w and painted the body or window trim color (in the case of shingle cladding no corner trim required) and gable fascias 1x4 on 2x10
- **Soffit/gutters/fascia board;** Minimum 24" roof overhangs (minimum 12" gable end overhangs) with soffits/fascia and gutters to be consistent color. Minimum 2x8 gutter fascia board.
- **Roof;** Finish to be minimum 30yr profiled duroid/fibreglass shingle and sloped minimum 6/12 with front facing gables to be minimum 10/12. Roof color to be in the dark browns and dark grays complimentary of the home's exterior cladding. Metal roof accents encouraged.



- **Exterior lighting;** Decorative wall mounted or ceiling hung exterior lighting to form part of the design elements of the home.



- **Timber posts;** Where posts form part of the exterior design a minimum 8"x8" posts to be used.
- **Brick/Stone;** Minimum 15% brick or stone facing on the primary street facing elevation to be returned around the corners minimum 30".



- **Colors;** The colour palette should be warm and rich. Standard Hardie colours are accepted.
- **Massing;** Good design practices to be followed to create a well-balanced and attractive home. The garage is not to be the prominent feature. Architectural details to be used to add interest, and compliment the architectural style of the home. i.e. trims, brackets, railings, columns etc.



- **Windows;** Are of a consistent geometrical shape with the exception of a feature window providing, in the opinion of the consultant, the feature window shape contributes to both the interest and consistency of the overall theme. Windows used to have coordinated and consistent muntin and mullion style. Window frames are to be vinyl, fiberglass or wood, unless otherwise approved by the consultant.
- **Landscaping;** Front yards are to be extensively landscaped with a minimum of two 6cm caliper trees planted on each lot (one in front yard and one in rear yard). Retaining walls if needed are to be constructed using natural stone or sealed concrete. Rear yard fencing may extend along side yards no further than 3 feet back from the front face of the home or back corner in the case of a corner lot to 4 feet high. Fencing materials to be vinyl coated black chain link or stained/painted cedar.
- **Address post;** Each home is to incorporate a 24"x24"sq x 36"h address post placed inside the property line, on the inside of the driveway with the property address placed facing the road. Finish material to be brick or material and color matching the house finishes. Other materials may be approved at the design controller's discretion.



- **Driveways;** and sidewalks to be sealed concrete. Maximum width of driveway at the curb and sidewalk is 6.0m with driveways exceeding 7.5m on site to incorporate an alternate material or color to provide a massing break.

Builder Qualification; No dwelling or structure shall be constructed on any lot unless by a Homeowner Protection Act licensed builder/contractor that has been pre-approved by the Developer, which is in the absolute discretion of the Developer. The purpose of this approval, as with the design guidelines, is to ensure experienced quality builders in order to maintain and enhance the development and neighboring properties maintain their value. The approved builder representing the homeowner must submit plans submitted to the Developers Design Controller for approval.

Construction Site Appearance; Applicants and builders must keep the lots and abutting streets clean and orderly during construction and marketing. No material or debris shall be stored on property adjacent to a job site.

Approval process; Prior to submitting your plans to the Fraser Valley Regional District for building permits, please submit your plans to the design controller for review. This submission shall include three full size and one 11x17 complete sets of drawings indicating finishes proposed and the completed Schedule A (attached).

Liability of the Developer; The Applicant acknowledges that the plan review is provided as a service and the Developer and his Design Review Consultant assume no responsibility for the accuracy of the information provided or any losses or damages resulting from the use thereof. Nothing herein shall be or be deemed to be construed as an admission of responsibility of liability on the part of the Developer or his Design Review Consultant to or for the benefit of any third party whether an owner of the lands in the area or otherwise, to enforce, oversee, peruse, maintain or otherwise control the activities of the Applicant herein with respect to the use of the lands and enforcing of any conditions herein to be performed by the Applicant shall be at the sole discretion of the Developer as it shall see fit from time to time. No explicit or implied review or approval is given to the drawings other than in the terms identified in the design and building guidelines. Liability on all other matters including but not limited to structural adequacy, soils and foundation conditions and performance, performance standards of materials approved, methods of construction or any building permit review are not the responsibility of the Developer or his Design Review Consultant and the signatory of this document or subsequent purchasers will not hold the Developer or his Design Review Consultant liable for any problems that may arise.

Security Deposit; To ensure the design guidelines including landscaping are adhered to, the Developer will require the Applicant upon transfer of the Lot (Completion Date) or prior to plan approval whichever comes first, pay a \$10,000.00 deposit to Bunker Road Developments Interest in trust. The cost of rectifying any damage to streets, curbs, sidewalks or services damaged by the owner/builder or any contractor, or supplier hired by them will also be deducted from the deposit prior to release. In the case of an Applicant purchasing and building on multiple lots the deposit shall be to a maximum of \$30,000.00 which can be rolled over. The deposit (less \$1,000.00/lot for design control and admin) will be returned to the Applicant without interest providing all requirements of the guidelines have been met within 30 days following completion of construction and landscaping. Opinion of completion rests solely with the Developer. The deposit will not be returned if all requirements of the guidelines have not been completed within 12 months of commencement of construction (foundation excavation) and final street approval.

Security deposit release; The Applicant must contact the Design Review Consultant to arrange for a final field review. This field review will be scheduled within 10 working days of the request. If the Design Review Consultant recommends approval the deposit will be released by the Developer within 10 working days of the Design Review Consultant's report. If deficiencies are noted at the time of the field

review the Developer shall forward a list to the Applicant of the outstanding items. The Applicant will then immediately rectify all deficiencies and request a second field review. A fee of \$250.00 for this review and any subsequent field review will be charged and deducted from the security deposit. The second and subsequent field reviews will be carried out within 10 working days of request. Security deposits will be released within 10 working days of satisfactory review.

Obligation of Applicant and Developer; The Applicant acknowledges and agrees that in the event that construction of the house on the lot or lots and the landscaping including fencing has not been completed within 12 months following commencement of construction (foundation excavation), the deposit for the lot or lots shall be forfeited by the Applicant to the Developer and in addition the Developer shall be entitled to commence action against the Applicant to recover any costs or expenses incurred by the Developer in excess of the \$8,000.00 per lot causing the lot or lots to be completed in accordance with the guidelines, and the obligations of the Developer to maintain architectural control in respect of the lot or lots shall terminate. The Developer will entertain an extension of the 12-month time limit for the landscaping portion, due to weather.

The Applicant acknowledges that upon final acceptance by the Developer of the construction of the home and completion of landscaping including fencing on the lot or lots pursuant to the guidelines and the release of the deposit of such part thereof as is not required by the Developer to complete such construction and landscaping, the obligations of the Developer to maintain architectural control in respect of the lot or lots shall terminate, unless the Applicant applies to the Developer at a future time to do major or minor alterations or additions to existing structures or lands.

The Applicant further acknowledges and agrees that the applicant shall have no right or privilege to enforce the guidelines or to cause the Developer to take any action in respect of enforcement of the guidelines for any other lot or lots within this development.