

# ***THE RIDGES ON MIDDLETON***

## ***BUILDING SCHEME***

A. For the lots, and each of them:

1) **DESIGN AND SITING:**

No dwelling thereon nor any appurtenance thereto shall be designed or sited otherwise than in accordance with and in compliance with the provisions of these Mandatory Development Controls and the By-Laws of the City of Vernon.

2) **BUILDING SITING**

- a) Design Guidelines have been developed to achieve architectural vision and quality for the Owner/Developer, West Pines Villas Ltd. Operating as Aldebaran Enterprises Inc., (“The Ridges On Middleton”). What is planned here is **International design** homes with distinguishing **contemporary** characteristics drawing influences from California, Arizona and Nevada. The Ridges On Middleton is ideally located and features rolling landscape and panoramic views of the city, the country and the lakes. The house and site plans should take inspiration from the natural setting and the concept of The Ridges On Middleton. Design Guidelines will encourage this and enhance the establishment of quality living, creating an architectural approach compatible with the setting. The guidelines are to direct Purchasers, Designs and Contractors towards appropriate siting, building form, landscaping and construction procedures. Consultant as referred to in this document means the approved authority appointed by The Ridges On Middleton.
- b) No building shall be sited otherwise than in accordance with mandatory municipal requirements or those registered by the developer, or additional requirements of the Consultant, who has, in their sole discretion, the authority to:
  - i) Increase the front yard setback provided that no portion of the dwelling contravenes the by-law requirements.
  - ii) Vary the rear yard setback provided there will be no infringements of privacy for adjacent lots, the views of identified view lots are not affected, and no servicing problem will be encountered by any such variation.
- c) Designs will minimize intrusions into views from adjacent properties and will adapt to the lot slope, protect adjacent tree cover and consider minimizing shadowing and preserving neighbouring properties privacy.
- d) Common driveways may be incorporated to avoid disturbance of existing natural front yard grade and vegetation and common driveways defined and registered as easements will enable a legal common driveway configuration.

- e) Drainage protection is the responsibility of the Purchaser; Drainage must conform to the City of Vernon Drainage Guidelines.
- f) Vegetation disturbance including the removal of trees shall be approved by the Consultant.
- g) No material of any kind is to be placed onto the areas identified as no disturb banks. (See 16.c)

3) **BUILDING SIZE**

Controls relating to building size and height are not intended to restrict building size as all buildings must conform to site coverage requirements and the City of Vernon By-Laws. The design of all buildings must conform to the character of the development favouring quality of space over gratuity. Building design reflecting the objectives of this guideline will be approved as conforming to the development regardless of size.

4) **BUILDING HEIGHTS**

*Building heights in terms of floors will be restricted on lots 1 thru 5 to one (1). Finished roof heights are to be no more than 20 feet, 6 inches (6.25 m) above height measures from back of curb at center of lot, or centre point of garage whichever is higher.*

5) **BUILDING DESIGN GUIDELINES**

- a) Exterior finishes are to be acrylic stucco, hardy-plank siding, stone and/or tile used in combinations. Stone and/or tile should be applied in masses to a min. of 30% of the front elevation area and not restricted to "bands" of material. Timber accents used for structural posts, beams, and braces are permitted.
- b) Owners are responsible for keeping their sites clean and tidy throughout the entire construction period.
- c) Building Articulation must break up the exterior lines of the structure to provide horizontal and vertical variation. Walls are to be designed so as to reduce large, flat expanses.
- d) Flat, mono-pitch, low slope gable and hip roofs or combinations of these with wide overhangs and deep fascias (single or built-up) are required. Varying plate heights should be focused on so as to maintain interest in the roofscape.
- e) Garages where possible shall not be the prominent element of the building and should be oriented such that the garage door is not the dominant element of the building façade. Accessory buildings and structures should be designed to match the main building and

- c) The front yard of each lot shall be landscaped and may require planting of up to two trees as designated by the list provided by the Consultant. The extent of such landscaping shall be clearly indicated on the site plan submitted. Corner lots will have all fronting sides treated as the front yard of the property. The front yard landscaping must be done 90 days after the substantial completion of the home, weather conditions permitting. Turf to be used where possible. Owners covenant to maintain landscaping in such a way as to not impede neighbouring properties views.
- d) Homeowners are responsible for maintenance and irrigation to the road.
- e) Fences within the front yard, other than as a low profile ornamental component or that which forms a fundamental aspect of the architectural (for example, a courtyard treatment), will not be permitted.
- f) Fences alongside and rear yards will be used with restraint. If constructed, fence material and colours shall coordinate with the exterior of the house.
- g) Indirect outdoor lighting is suggested to protect the night sky views of and from The Ridges On Middleton. Outdoor light fixtures should provide down lighting and shield the light source. High wattage outdoor lighting is not allowed. Fixtures shall coordinate with the exterior building fixtures, situated for example in the vicinity of the front door, strategically along the entrance walkway, flanking the garage and to highlight the address.

## 16) **MATERIALS AND COLOURS**

- a) Buildings shall have no more than 2 major exterior wall materials, one material being dominant. The exterior wall material on dwellings on corner lots and on dwellings with exposed corners shall be treated consistent with the front elevation of such dwelling.
- b) Dominant materials shall be wood, stucco, stone and tile. Each house must have stone or tile accent on the front elevation unless significant stucco or wood detailing is approved by the Consultant. Composite siding, where it is combined with stone accents or extensive detailing, may be approved by the Consultant, at the sole discretion of the Consultant.
- c) Colours shall be earth tone, subject to any variation first approved by the Consultant.
- d) Blacks and whites are not permitted, except in limited use as accent trim.
- e) Aluminum siding and/or vinyl siding is not permitted.
- f) Roofing materials shall be compatible with the building style. Textured asphalt or textured fibreglass shingles, concrete roof tiles or slate, and modified bitumen roofing. All roofing will require a minimum 30 year warranty.

- g) Raw exposed concrete is not permitted.
- h) Windows and doors are *critical* to defining the character and quality of the buildings. Special care shall be taken to ensure that windows and doors are in character with the style of the development. Large clear panes and window walls are preferred over small openings.
- i) Careful consideration will be given to application of trim, detailing and trim. Wall brackets, details, frieze boards, columns, or timber truss details shall be authentic in design and substantial in scale. Obviously improvised or dimensional lumber imitation will not be permitted.

**17) ENVIRONMENTAL MANAGEMENT GUIDELINES**

- a) To maintain a quality environment and to preserve air quality, natural gas fireplaces are encouraged. Open hearth wood burning fireplaces are not allowed.
- b) Not to have any open composting pits, piles or sites; no storing or dumping of refuse, garbage or other unsightly materials

*c) In those areas where the developer, at the developer's expense has provided a base-of-slope retaining wall, left a preserved rock face, or has graded and landscaped to the developers' satisfaction the face of the banks identified as "no disturb area" on plans provided, homeowners are responsible for maintaining the walls, grades and landscaping in a similar or improved manner. These "no disturb areas" as identified must not have material of any kind placed into or onto these areas during the construction phase unless specific approval in writing has first been obtained from the developer. The developer reserves the right to impose a fine of up to \$200.00 per day plus restoration costs for breach of this provision. The purpose of this provision is to stop the dumping of excess materials over the banks, thus destroying landscaping and altering the integrity of the slopes.*

**18) APPROVALS**

- a) No building, development or other construction shall be commenced on the building lot unless the owner thereof shall have first obtained the prior written approval of the Consultant as to the architectural plans or drawings, with stated specifications for all building, siting, design, floor areas, height, exterior finish and colour, and receiving a building permit from the appropriate authority thereof.
- b) No changes to the approved architectural plans or drawings shall be made unless the owner of the building lot shall have first obtained the prior written approval of the Consultant to such changes. The consultant may charge Homeowners any additional costs including time and disbursements incurred during the approval of such changes.

- c) No building, development or other construction on the building lot shall be otherwise than in accordance with the building controls provided therein.
- d) The Ridges On Middleton has the right to use exterior photographic reproduction of all lots and buildings for display purposes.
- e) Hillside Design and Drafting Inc. of 5791 Learmouth Road, Coldstream BC V1B 3E6 has been selected as the design review consultant for The Ridges On Middleton. Builders are to submit plans along with a \$300 design review fee. Please allow one (1) week for turnaround.

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## **19. ENFORCEMENT**

- a) The Ridges On Middleton has the right to enforce this Building Scheme and the Guidelines contained herein.
- b) The Ridges On Middleton shall provide written notice to the Landowner by posting written notice on the Lot or alternatively by registered Mail to the Lot Owner. The Lot Owner shall have seven (7) days from the date of posting or mailing of such notice to comply with the requirements as set out in the said notice.
- c) If the Owner fails to comply with the Guidelines, as provided in the Notice, The Ridges On Middleton may, at its sole discretion, enforce the terms of this document by way of injunctive relief, in addition to any other remedies, and the Owner consents to any Court Order relating to same, at the sole cost of the Owner.
- d) The owner(s) shall provide a security deposit in the amount of \$5,000 which The Ridges On Middleton may use to rectify any enforcement including damages to adjacent property. This amount is only a security and is not meant to limit the owners' liability.

***END OF DOCUMENT***