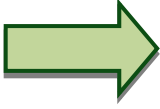


Declaration of Building Scheme And Restrictive Covenants



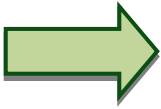
Riverside Meadows Subdivision

Grand Forks,
British Columbia



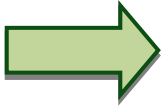
**STANDARD OF
EXCELLENCE**

This document outlines acceptable building forms, design elements and landscaping features to ensure that a standard of excellence and quality is maintained throughout all stages of the residential community of Riverside Meadows.



**DIVERSITY
AND
HIGH
QUALITY**

The purpose of design guidelines at Riverside Meadows is to encourage diversity of architectural design while ensuring that all construction is contemporary and of high quality.



**INTEGRATION
WITH THE
NATURAL
ENVIRONMENT**

The building styles should encourage use of natural building materials (especially rock) and have high levels of craftsmanship and detailing. The house designs will be integrated with the natural setting and preserve the character of the natural setting: the mountains, the meadow and the river.

**CONSTRUCTION
REQUIREMENTS**

This Schedule is attached to and forms part of a Building Scheme made by SUNXT DEVELOPMENTS LTD.

Plan Approval

Approval of plan by developer

There shall not be constructed, placed, erected or maintained on any lot any dwelling, building or other improvements (a “dwelling” or a “house”) unless and until plans and specifications showing compliance in all respects with these restrictions and showing elevations, siting, size, color scheme and all materials to be used have been submitted (in duplicate) to and approved in writing by Sunxt Developments Ltd. (the “Developer”) or by its authorized agent or agents who shall have the right and power to approve or arbitrarily reject such plans and specifications. This shall include, in addition to building construction, grading, filling or other preparatory work on the lot.

Compliance to Regulations

All plans submitted for approval shall be accompanied by an application form as annexed hereto, and shall conform to the City of Grand Forks bylaws in effect at that time and to the National Building Code of Canada in effect at that time. A set of drawings marked “Approved” and signed by the Developer, or the Developer’s authorized agent will be returned to the owner for submission to the City of Grand Forks as required prior to their issuance of a building permit.

CONSTRUCTION REQUIREMENTS

Compliance and Damage Deposit

No dwelling shall be constructed on any lot unless and until a deposit of **\$5,000** for that lot has been submitted to the Developer, upon application for plan approval, to ensure compliance with these restrictions. The deposit may, at the discretion of the developer, be used for repair of any damage to neighboring areas or properties, subdivision services or municipal services, (including, without limiting the generality of the foregoing, roads, curbs, street lights, sewer lines and water lines) and to carry out any street cleaning or clean-up of neighboring areas or properties required as a result of the house construction. The Developer shall hold this deposit until all work, including without limitation, construction of the house, driveway, front yard landscaping, fencing and clean up has been completed to the Developer's satisfaction.

Timely Construction

The construction of any dwelling on a lot shall not be commenced unless it is commenced within two (2) years of the date of completion of the purchase of that lot by the owner of the lot, otherwise an approval of plans and specifications given by the Developer for that lot shall be null and void. Construction of the dwelling shall be proceeded with diligence and continuously and no construction on any lot shall remain in an unfinished state (whether or not construction is proceeding) beyond the period ending on the date twelve (12) months from the date of the approval of the plans and modifications for that lot by the Developer or by the Developer's authorized agent. No form of temporary housing (e.g., recreation vehicles) shall be placed on the lot prior to, or while construction of dwellings is proceeding.

SITE REQUIREMENTS

House Style

Site Coverage

No dwelling shall be constructed on a lot unless the site coverage of such dwelling is in accordance with the City of Grand Forks zoning requirements. The maximum site coverage as set out by the Zoning Bylaw is 33%.

House Types

No dwelling shall be constructed on any lots except:

Single Level houses on basements

Single Level houses with walkout basements

Split Level homes

Two-storey homes.

Floor Elevations

No dwelling shall be constructed unless the elevation of the ground floor is at least 0.3 meters above finished lot grade at the front of the dwelling. No multi-level dwelling shall be constructed unless the primary living space is on the ground floor.

Houses Constructed on Lots 1 through 11

Houses constructed on Lots 1 to 11 inclusive (hereinafter referred to as “Riverside Lots”) shall not be more than one storey in height as viewed from the road in front of the house. This means that the houses may be of “bungalow” or “rancher” style. Basements may be of “regular” style, but these lots will lend themselves to “walkout basement” style houses.

Houses Constructed on Lots 12 through 19

Houses constructed on Lots 12 to 19 inclusive are not subject to the restrictions above, and may be multi-storey in design.

Floor Area

For ALL HOUSE STYLES, the minimum “footprint” of the house (excluding garage) will be 1500 sq. ft. or 139.35 m².

BUILDING REQUIREMENTS

Elements of House Design

Overview and Shadowing

No dwelling shall be constructed unless every reasonable effort shall be made to site the dwelling or adjust the design of the dwelling on the lot to minimize overview and overshadowing.

Basement Walls

Exposed concrete foundation walls of dwellings shall not exceed an average of 0.5 meters in height above finished grade.

Exterior Colors

No dwelling shall be constructed with an exterior color scheme not approved by the Developer. The use of natural, earth tones with blending trim colors is encouraged. Houses with color schemes that are considered bright and garish will not be approved.

Exterior Design and Finishes

1. Exterior wall finishes may be comprised of vertical or horizontal wood siding, stucco, concrete board or other approved materials. Metals, such as copper and zinc, can be used, but only in small areas. *Vinyl siding is not allowed.*
2. All accent detail shall extend around the front elevation of homes and blend with side elevation features and wall color.
3. No large concrete block, giant brick or exposed concrete surfaces are permitted: all concrete foundations shall have a parged or similar finish, complementary to the wall color.
4. All vents shall be located in areas least exposed to view and painted in dull colors to be unobtrusive.
5. Stucco is to be of earth hues (see reference to “exterior colors”). However, lighter colors can be used if offset with darker features such as rockwork or brickwork.

Garage Doors

Garage door exteriors should be of metal or fiberglass.

Roof Designs and Materials

Roof styles may not be simple gable. Cottage or other approved designs with bold forms and a minimum roof pitch of 6:12 slope is required. Intersecting rooflines are encouraged. The following are some permitted materials: asphalt, fiberglass, sheet metal shingles, clay tiles, rubber tiles, slate are acceptable. *Cedar shakes, cedar shingles, pine shingles and metal roof sheathing are not acceptable.*

SETBACKS

Setbacks

No dwelling shall be constructed unless setbacks for all yards conform to those established by the City of Grand Forks for R-1 zoning, and such increased setbacks as may be prescribed by the Developer in the interest of tree preservation, variety in the streetscapes or maximization of privacy.

PARKING

Driveways and Off-Street Parking

Off-Street Parking Spots

Each residence must provide for a minimum of two (2) off-street parking places, exclusive of parking areas inside the garage.

Driveways

Driveways must be hard-surfaced with concrete with a minimum thickness of 7.5 cm. Asphalt or gravel driveways are not allowed.

Recreational Vehicle Storage

Any storage of recreational vehicles (trailers, motor homes, boats, ATVs, etc.) on the lots must be planned as an integral part of lot development. When stored, these items must not be placed forward of the front line of the house, nor should they be visible from the street.

THE LOT

Landscaping

Lot Grading

There shall be a smooth finished transition from lot to lot. The owner/builder is responsible to ensure that foundation excavations are filled back and that excess soil is removed from the site after construction and that landscaping and other site changes do not interrupt the drainage pattern.

Retaining Walls

Retaining walls shall not exceed 1.5 meters in height above the finished grade, and shall not be constructed of materials other than stone, architectural concrete finished in stone, brick or other materials approved by the Developer.

Exterior Lighting

No fixtures that generate glare will be permitted. Indirect lighting having a shielding effect of the light source such as recessed pot lighting, wall mounted up/down lights and low-shielded landscape lights are appropriate. House numbers may be illuminated.

Landscaping

It is the responsibility of the lot owner to maintain the lot in an attractive, tidy and orderly fashion.

The Developer will supply two (2) trees to the purchaser of each lot. These trees are to be planted in the front yard. No front yard, nor any side yard along a flanking utility corridor shall remain without landscaping for a period exceeding six months following substantial completion of the house construction.

All street fronting yard areas shall be landscaped with combinations of trees, lawns, shrubs, flowerbeds, rock gardens and water features.

THE LOT

Fencing

The Developer must approve all fencing designs. Acceptable materials for fencing are as follows:

1. Cedar
2. Treated lumber
3. Rock
4. Wrought Iron
5. Composite materials

Fence colors must blend into the landscape and coordinate with the house and overall subdivision plan.

No fencing shall be erected except behind the front face of the dwelling. Fences shall not exceed 1.829 m (6 feet) in height.

Chain Link fencing is not acceptable.

Other Structures on lots

Poles, masts, antennas or clotheslines are not allowed. Owners are permitted to have one ancillary building (such as a garden shed) in addition to the house (or house and garage if the garage is a separate structure).

Animals

No livestock shall be kept on any of the lots. Pet owners must comply with the animal control regulations of the Kootenay Boundary District.

Swimming Pools

In ground swimming pools are permitted. Special approval is required to ensure appropriate placement and compatibility with surrounding residences. Above ground swimming pools are not permitted.

**FUTURE
RENOVATIONS
IMPROVEMENTS
ADDITIONS**

Lot Maintenance

The lot owner shall not permit any lot or improvement thereto, including the home, ancillary structure, lawn, garden or any objects therein or thereon to be or become unsightly or unsanitary, and shall, upon receipt of written notification of the Developer or the Developer's agent, rectify the complaint within seven days. If the complaint is not rectified, the Developer or the Developer's agent shall be at liberty to rectify the complaint at the owner's expense. Any expenses incurred (including legal and/or consultation fees) incurred by the Developer or the Developer's agent in enforcing this Statutory Building Scheme shall be borne by the lot owner.

To ensure that any renovations, alternations and additions to the exterior of lots are completed to the standard of excellence and quality that has been established for initial construction, anyone wishing to do renovations, alternations or additions is required to submit proposed plans and specifications to the Developer or the Developer's agent for approval prior to commencement of the work. Any work undertaken is to be completed promptly in accordance with the approved specifications and in a good and workmanlike manner with minimal disruption to neighbors.

House Design

Regardless of compliance with the criteria set out in this building scheme, no dwelling shall be constructed unless the architectural design is to the Developer's satisfaction in all respects.

RIVERSIDE MEADOWS SUBDIVISION
APPLICATION FOR HOUSE PLAN APPROVAL

Registered Owners: _____

Lot: _____

Builder: _____

Description of House Design

Size _____

Style _____

Specifics of House Design

1. Siding

2. Trim

3. Garage Door

4. Soffit

5. Gutter

- 6. Fascia
- 7. Roof
- 8. Driveway
- 9. Garage Size
- 10. Exterior Lighting
- 11. Other...

DRAWING SUBMITTED FOR PRELIMINARY APPROVAL

Date: _____

Comments:

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DRAWINGS SUBMITTED FOR FINAL APPROVAL

Date:

Comments:

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FINAL APPROVAL OF CONSTRUCTION

Date:

Signature of Owners:

Signature of Developer:
