

# SCHEDULE "D"

## Ventura Land Company Inc.

27 Terracon Place

Winnipeg, Manitoba - R2J-4B3

Phone: 661-5205 - Fax: 667-1923

### ARCHITECTURAL GUIDELINES AND BUILDING RESTRICTIONS KINGSWOOD SOUTH - LA SALLE

**General Intent:** The general intent of the guidelines and restrictions for the buildings in the Community is to maintain consistent quality and street character and to protect property values and enhance future resale values.

**Minimum Square Footage Requirements:** The minimum floor area requirement will include heated areas above the eventual sod grade. The intent is to provide the largest footprint and mass to the streetscape. Considerations to vary the minimum requirements will be given in circumstances where the house width design is the maximum allowable under the zoning requirements.

STREET:	LOT/BLOCK:	BUNGALOW	TWO STOREY	OTHER
Augusta Cove	All Lots	1700	1900	By Special Permit
Pinehurst Way	All Lots	1700	1900	By Special Permit
Medinah Drive	All Lots	1700	1900	By Special Permit

**House Setbacks From the Property Line:** As per the RM of Macdonald the minimum setback on all sites in the community is 30 feet from the property line. Sideyard requirements are 15 feet on either side of a dwelling except for lots abutting another street, in which case 20 feet is required on the applicable side.

**Separation of House Styles & Types:** Two houses shall separate similar house styles on all locations within the subdivision, and no two similar designs are permitted directly across the street from each other.

**Attached Garages:** All homes shall have a two car attached garage at a minimum. Garages should be angled or located to maximize the exposure of the liveable area of the home to the street scape.

**Driveways & Approach:** All homes shall have a concrete paved front approach and driveway from the street curb to the attached garage and a paved walkway to the front step. Interlocking paving stones may be substituted instead of concrete for the driveway portion and, subject to the approval of the R.M of Macdonald first had and obtained, also for the approach portion.

**Exterior Façade / Front Elevation:** The exterior front façade of each residence must have a combination of Stucco, Siding, Brick or Stone, etc. in order to keep with the nature of the subdivision. The developer reserves the right to review and comment on exterior front elevations to ensure that design meets the intended vision for the area.

**Approval of Construction Plans:** All plans shall be submitted to the Vendor for approval prior

to the Purchaser's submission to the RM for a building permit. . The submitted plans shall include floor plans for all floors (including square footage), elevation plans and a site plan.

**Exceptions:** The Vendor reserves to the right to allow exceptions to the guidelines and shall not be liable to anyone for allowing such exceptions. Exceptions may include variations to the allowable square footage providing that in the opinion of the Vendor the appearance is compatible with adjacent homes and in accordance with the general intent of the restrictions.

**Fencing:** All perimeter fencing shall be approved by the Vendor prior to its installation. A request for approval shall be submitted to the Vendor, together with a drawing showing the intended location, type and materials to be used in the construction of the proposed fence. In the event that any perimeter fencing is installed without written permission first received from the Vendor, the Parties agree and acknowledge that the Vendor shall have the right to remove such fencing and shall not be liable to any person for such action.

**Overall Intent:** The overall intent of the architectural guidelines in Schedule "D" are to ensure that the homes built in Kingswood South are designed and built with the intention of maximizing the use of building envelope.

*The developer reserves the right to refuse building elevations that do not fit with the overall intent of the subdivision, at the developer's sole discretion.*

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(Purchaser)

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(Witness)

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(Purchaser)

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(Witness)

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(Ventura Land Company Inc.)

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