

DESIGN AND BUILDING SCHEME

BOULDER SPRINGS

Chilliwack, BC

INCLUDING SCHEDULE OF RESTRICTIONS

OWNER

Wilmark Homes Ltd. & Homecraft Construction Ltd.
Abbotsford, B.C.

HEREAFTER REFERRED TO AS The DEVELOPER

BOULDER SPRINGS

Chilliwack, B.C.

DESIGN AND BUILDING GUIDELINES **PART 1 - SCHEDULE OF RESTRICTIONS**

DEFINITIONS

"Developer" means the declarant of this Building Scheme being Wilmark Homes Ltd. & Homecraft Const. Ltd.

"Improvement" means any and all buildings, residences, landscaping or other improvements. "Applicants" in this agreement shall mean any owner, or agent appointed by the owner, of a lot within ten years of the original purchase of the lot, whether or not that person has purchased the lot directly from the Developer.

"Lot" in this agreement shall mean any of the lots in the development

RESTRICTIONS ON DEVELOPMENT

Design Approvals

There shall not be erected, constructed or made on the lots, any residence, building or other improvements or additions thereto or alterations thereof unless and until the proposal to erect such building, or make such improvements, additions, or alterations and the proper exterior plans, elevations and specifications thereof, setting forth all materials to be used including specifications of colour or exterior finish and specifications of roofing material to be used with details as to the qualities of all materials, together with a plan showing the location of the proposed residence, building or other improvements, including terracing and retaining walls to be done in connection with such building, shall have first been submitted to the Developer or his designated Design Review Consultant, who shall have the right and power to approve and reject the same. Housing design will be in accordance with the guidelines established. The guidelines reflect the unique physical attributes of the lots. In order to ensure compliance by an applicant with the restrictions herein set out, the Developer shall require placement of cash with the Developer as a condition of granting any approval. The Developer reserves the right to make changes to the design guidelines at their discretion and may exercise flexibility as it relates to the design guidelines when appropriate.

Damages and Tidiness

No person carrying out any works upon any lot shall damage curbs, gas lines, telephone lines, sewers, electrical distribution equipment or other utilities ("services") and improvements abutting the lot. If damage occurs the Developer may elect to perform such repairs and replacements by himself, his servants, agents or contractors, in which event such Applicant shall pay to the Developer the costs of such repairs and replacements forthwith upon receipt of an invoice for same unless such damage is caused by the Developer, his agents, servants or employees, or was acknowledged to exist by the Developer.

The Applicant is responsible for keeping the streets and curbs in a neat and clean condition and the Developer reserves the right to clean up at the Applicant's expense any mess created by the Applicant or people hired by the Applicant.

Alterations or Modifications

No Improvement shall be altered or modified without the approval of the Developer or Design Review Consultant.

Building Development Commitment

No house construction shall remain uncompleted for a period exceeding two years of the commencement of construction.

Construction Time Frame

No house shall be occupied unless it is completed on the exterior, including driveways and walkways.

Landscaping Time Frame

Landscaping must be completed within six (6) months after completion of the house exterior. In the event the Purchaser does not intend to commence house construction within one year of the lot being purchased from the Developer, the Applicant shall maintain the lot in clean condition, and regularly mow any grass or weeds.

Repeating Homes or Plan Reversal

Homes with similar plans shall not be permitted within three (3) lots of another or across the street. The Developer or Design Review Consultant shall, in its sole discretion, determine whether or not a proposed design is sufficiently different in order to construct within view of any other house. To be different means that there is sufficient change in features such as roof slopes, sizes and locations of windows and doors, colours and finish material. A change of material alone or reversing the plan is not sufficient.

Minimum Floor Areas

No house shall be constructed which shall have a total building area (not including garages and basements) less or more than those specified in the DESIGN AND BUILDING GUIDELINES PART II – SCHEDULE OF RESTRICTIONS.

RESTRICTIONS ON USE

2.2 . No fencing shall be constructed or installed on any lot without the approval of the Developer or Design Review Consultant and shall comply with the Design Guidelines. The Developer may, at his option, remove any fencing that has not been approved or constructed in accordance with the Design Guidelines; such removal shall be at the Purchaser's expense.

2.3 No recreational vehicles, trailers, equipment, boats and commercial vehicles shall be stored in the front yard or driveway of any lot between the front building line and the curb.

2.4 No placard or advertising sign shall be permitted on any lot except a sign advertising real estate for sale, provided the signage complies with the guidelines in section 6.2 and Attachment A.

If a small in-home business is being operated out of any dwelling, a small sign, no larger than 30 x 36 inches may be erected. It must be framed with 4x4 or similar and painted and maintained.

2.5 Should any part of this Building Scheme be declared invalid or unenforceable for any reason, such invalidity or unenforceability shall not affect the remainder of this Building Scheme that shall continue in full force and effect and be construed as if this Building Scheme had been declared without such invalid or unenforceable part.

2.6 Nothing shall be deemed to be construed as an admission of responsibility for liability on the part of the Developer or Design Review Consultant to or for the benefit of any third party, whether an owner of a lot or lots in the area or otherwise, to enforce, oversee, peruse, maintain or otherwise control the activities of purchasers herein, with respect to the use of the lot or lots, and the enforcing of any conditions herein to be performed by the Purchaser, shall be at the sole discretion of the Developer, as he shall see fit from time to time.

2.7 Invalidation of these restrictions or provisions or part thereof by Judgment or Court Order shall in no way affect any of the restrictions herein set forth not invalidated by such Order and any restrictions not invalidated shall remain in full force and effect.

2.8 It is expressly agreed that the covenants, restrictions and provisions hereinbefore contained shall be null and void and of no further force and effect on or after the tenth (10th) anniversary of the date of execution hereof, except as to matters arising prior thereto.

2.9. PREFERRED BUILDERS

To maintain a high standard of construction, upon the purchase of a lot in the Boulder Springs Development, buyers must choose from a list of Preferred Builders to be provided to them.

Buyers will agree to this condition as part of the Contract of Purchase and Sale "No house shall be constructed unless it is constructed by one of the Developer's Preferred Builders. This excludes lots 9-13 Boulder Drive.

A house may be constructed by a builder that is not on the preferred builder list if the buyer is a builder and the buyer intends to live in it for a minimum of 2 years. The builder must have a license to build homes in BC, provide 3 satisfactory references from previous clients, 3 from suppliers and subtrades, as well as agree to a credit check. If approved, they will be allowed to build a home for their personal use in the subdivision. Final approval lies with the Developers: Sid Kingma and Peter Kingma.

LIMITATION OF LIABILITY

3.1 Nothing contained in this schedule of restrictions shall be construed as imposing any liability on the Developer or his designated Design Review Consultant for any damage resulting from structural defects in any structure or Improvement erected on a Lot of the condition of any site selected for any structure or Improvement on the Lot with the Developer's approval. The Developer's approvals are for exterior appearance only.

END OF PART I

DESIGN AND BUILDING SCHEME

Boulder Springs

Chilliwack, BC

DESIGN & BUILDING GUIDELINES

PART II - SCHEDULE OF RESTRICTIONS

1. GENERAL CONSIDERATIONS

The DESIGN AND BUILDING GUIDELINES for the subdivision are clearly intended to ensure that a good standard of development is maintained within and throughout the project neighbourhood.

The Developer intends to use this Design and Building Guideline to assist in guiding the architecture of Boulder Springs. A blend of various architectural styles will be accommodated. However, large boxy homes will be discouraged. Designs that will be encouraged are:

Transitional Contemporary: A blend of Arts and Crafts materials such as timber and stone elements on a contemporary styled building.

Traditional styles such as colonial and modern farm homes.

Compliance with this vision will result in lasting and growing value for every home.

All homes are to be designed to contain fully enclosed, two or three car garages.

Subdivision design policy places special importance on the front or street-visible wall areas of the homes. The basic design, detailing and finish standards set out in the DESIGN AND BUILDING GUIDELINES are increased for street-visible building faces. Applicants should carefully study the following sections of the guidelines where these requirements are set out in detail.

Applicants should note specifically that, for lots with flanking sides onto side streets, the faces or sides of dwellings on these lots are considered to be street-visible.

1.1 The guidelines are intended to protect the integrity of the development by regulating the design, siting, finishes and landscaping of the residences thereby ensuring a relatively consistent high quality throughout the project.

To accomplish this to the benefit of all who have an interest in the development, strict adherence to the DESIGN AND BUILDING GUIDELINES is required and will be enforced. Numerous basic design alternatives are available for all models of homes where the positive objective is to fully meet the requirements and policy of the DESIGN AND BUILDING GUIDELINES. Home design alternatives and intentions must be made known by applicants at an early stage to ensure the full benefit of a cooperative consideration of plan and design concepts before work is taken to the detail and expense of finished plans.

Applicants can anticipate that design approval cannot be given where the DESIGN AND BUILDING GUIDELINES have been pointedly disregarded; where the building and siting plans fail to show a proper standard of exterior finishing detail; or where nothing but the minimum standard of the British Columbia Building Code has been used as a basis for design and finishing.

1.4 Applicants are encouraged to take a custom approach to the design of homes and make use of quality plan services and good professional design assistance in developing their plans. The opportunity for good design, the values related to the subdivision and the policy and requirements of the DESIGN AND BUILDING GUIDELINES makes such an approach most appropriate and will facilitate the approval process.

1.5 Please be advised that applicant approval is conditional upon meeting requirements of the DESIGN AND BUILDING GUIDELINES for the subdivision. Any approval is for exterior appearance only without reference of any kind to building material performance in use, to workmanship standards, to interior design, to structural foundation design and workmanship, and to structural framing design and workmanship, all of which matters and subjects are beyond the scope of the DESIGN AND BUILDING GUIDELINES and come within the jurisdiction of the Building Department of the City of Chilliwack.

2. DWELLING TYPES

2.1

One-floor ranch type homes (with one level below the road grade if desired)

One -and-one half storey designs

Two-storey (with one level below grade if desired)

2 Storey basement entry homes

3 Storey homes

Notes:

- Some lots may have too much slope below the curb to allow for only one basement. In this case the house design may allow for two floors below the curb. Or in other words, a double basement.
- Not all dwelling types will be allowed on all lots. For example, one and two story homes are encouraged on the low side of the road and 2 storey basement entry and 3 stories are encouraged on the high side of the road or where they are built into the hill side. A design may be rejected if it blocks the view of a house across the street.
- The choice of any dwelling type must be reviewed with the Design Review Consultant early and approved before any detailed design is undertaken to ensure that a choice of dwelling type will fit with the street appearance and with adjoining or adjacent buildings. Special attention will be given to maximizing the view from all lots.

GENERAL DESIGN

Developer will only approve designs that fit into the following architectural design categories:

- Colonial
- Farm House
- Early American
- Craftsman
- Transitional Contemporary

2.2 Minimum and Maximum Sizes of Dwelling Types

For all dwelling types the DESIGN AND BUILDING GUIDELINES require construction of minimum habitable areas not including areas of basements and fully enclosed garages as follows;

- **Rancher:** Minimum 1500 sq. ft. on the main floor.
- **One and a Half and Two Storey:** Minimum 1200 sq. ft. on main. Total above ground square footage not to be less than 2000 sq. ft.
- **2 level basement entry:** Minimum 1400 sq. ft on main floor.
- **3 storey:** Minimum 1000 sq. ft. on main floor. Total above ground square footage not be less than 2000 sq. ft.

Note: Other styles that are more rare, such as split level homes will be reviewed on an individual basis for general suitability and fit into the overall design of the community.

2.3 Maximum Height

The City of Chilliwack Zoning Bylaw regulates the maximum height of structures.

2.4 Garages

All dwellings are to have a fully enclosed attached double or triple garage, designed and planned in character with the parent dwelling. The garage door and surrounding finish must be fully detailed on the plan and will be given special attention in the approval process.

3. STREETSCAPE

3.1 Repetition of Plans: Plans may not be repeated within 3 lots of each other unless there are changes to the exterior that make them look unique. Also, same plans will not be allowed across the street from each other.

4. SITING AND GRADING

4.1 Setbacks

Applicants must carefully study the layout and survey plan of the subdivision with special attention to zoning envelopes and building footprints, which show the desired location of dwellings on the lots.

4.2 GRADING AND RETAINING WALLS

Building grades, including RETAINING WALLS are of critical importance in this project. The City of Chilliwack has taken an active interest in the design, application and enforcement of retaining walls in Boulder Springs when they are required.

The following steps must be followed:

The Developer or their appointed agent will brief prospective buyers/builders on the design/engineering requirements for each particular lot prior to the sale being completed.

Buyers/builders will need to submit preliminary plans for approval by The Developer, including retaining walls.

These plans will also be formally reviewed by the geotechnical engineer of record (Cornerstone) who will design any retaining walls that may be required to safely build on the property.

Each buyer \ building must pay a \$ 20,000 Design Compliance fee to the Developer. Retaining walls will form part of the scope of the work that must conform to that approved by the Engineer and Developer. If work is not completed as approved the Deposit is forfeited and the Developer will repair the work at the Buyer \ Builder's expense. If the deposit is not sufficient to carry out the required work, the Buyer \ Builder must pay the difference.

It is the buyer \ builder's responsibility to ensure that all design \ geotechnical requirements are followed.

Once the above conditions are satisfied, a building permit may be applied for.

Contact Information:

Developer's Design Review Consultant: Jim Vroom 604-798-1149 jim@kingmabrothers.com

Geotechnical Engineer: Jorge Silva,
Cornerstone Geo-structural Engineering.
Unit 1-B, 30508 Great Northern Ave.
Abbotsford, B.C. V3T 6H4
604-746-5070 office@cornerstoneengineering.ca

NOTE: Grading must take into account the final grade planned on adjacent lots. A smooth transition from lot to lot is important. Excess soil from excavations must be trucked off site at the applicant's expense at the time of excavation. **Over-Burden and Excavated soil cannot be placed on any adjacent lot, roadway or walkway in the subdivision without the approval of the owner of that lot.**

4.3 Storm Water Management

Each owner and builder is required to ensure that storm water is managed on their own property. Storm water run-off is not to enter a neighbour's property in such a way as to cause erosion, damage or other problems.

4.4 Driveways

The driveway location shall conform to the site plan approved by the Design Review Consultant.

5. LANDSCAPING REQUIREMENTS

5.1 Landscaping Guidelines.

A landscape plan or compliance deposit is not required. However, the following guidelines are provided to assure general pleasing appearance to the entire community.

Front and back lawns are encouraged.

Tree and shrub planting in front yards must be designed to complement the individual home and streetscape.

Landscaping to be complete within 6 months of the issuance of an occupancy permit.

5.1. FENCES

NO FENCES ARE PERMITTED IN FRONT YARDS except picket fencing no higher than 30 inches. Some ornamental wood fencing will also be allowed such as split rail cedar, no higher than 36 inches. Rear Yard Fencing is optional. If installed, fencing is only to be BLACK CHAIN LINK - 4 – 5 feet high. All posts must be set in concrete. A continuous cedar hedge may be planted along one side of the fence. This hedging is optional and is for privacy at the discretion of the homeowner.

NO WOOD FENCING WILL BE ALLOWED IN THE BACK YARDS AT TIME OF LANDSCAPING OR ANY TIME IN THE FUTURE, ANYWHERE IN THE DEVELOPMENT. THIS WILL BE ENFORCED AS PART OF THE BUILDING DESIGN APPROVAL AND COMPLIANCE.

5.2 Finished Surfaces — Driveways

Driveways may be either concrete or pavers.

5.3 Retaining Walls

It is the responsibility of the owner on the high side lot to retain their soil. Owners are not allowed to undermine existing grades on adjacent properties.

All retaining walls must be blast rock, decorative concrete retaining wall block such as Allen Block, or poured in place concrete with a decoratively finished surface such as on surface design elements or exposed aggregate. Treated timber is also allowed, but not landscape ties.

Any retaining walls over 4 feet high must be engineered by Cornerstone at the Applicant's expense. Any building permits required are the responsibility of the Applicant.

5.4 Slopes

It is the responsibility of the applicant to ensure that finished slopes are stable.

6. APPEARANCE DURING CONSTRUCTION

6.1 Appearance

Applicants 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 without the permission of the owner of that site.

6.2 Signs

If properties, either bare lots or new homes on lots, are to be resold to a third party, all signage must comply with the subdivision standard (Attachment A).

All parties are to be advertised on one sign. The builder on top, The Plateau logo and name under that, "For Sale" below that, a space for an artist's rendering of the house to be built with the lot number on the top right corner and finally the realtor or seller's information on the bottom.

No other realtor or builder signage will be allowed unless specifically approved by the developer.

7. ARCHITECTURAL REQUIREMENT AND GUIDELINES FOR EXTERIOR FINISH

7.1 Colour Schemes

A colour scheme for all exterior house finishes must be submitted to the Design Review Consultant with final plans for approval. To identify colours, colour samples must be submitted and upon approval, a signed copy of the colour scheme and samples will be retained for the Developer's file.

7.2 Roofs

All roof styles, except flat roofs, are acceptable. Sun rooms, bay windows and other protrusions can be flat but the main house must have a sloped roof.

Full 2 x 10 or 2 X 8 fascia board treatment is required with all gable roof elements.

The colour of the gutters must be the same as the colour of the fascia boards.

7.3 Roof Slopes and Finish

The main roof minimum roof slope is 4 to 12. Front porches and sunrooms may be lower.

Only asphalt \ fiberglass shingles are to be used and must be 30 years or better warranty. Colour to be approved by developer. Only black, brown and grey colours will be accepted.

7.4 Overhangs, Soffits, Gutter and Fascia

Full overhangs (as permitted by the code).

Soffits: Wood, aluminum or vinyl soffit is acceptable.

Fascia boards must be minimum 2" x 8" in size.

7.5 Exterior Wall Finish

Exterior wall finish may consist of:

- (i). Horizontal or vertical board and batten cedar siding, finished with solid or semi transparent stain.
- (ii). Hardi siding is encouraged. Either horizontal or vertical Board and Batten.
Other Composite siding (ie, Certainteed or Smartside)
- (iii). Masonry or stone veneer wall finishes.
- (iv). Stucco, heavy dash, fine textured or sand finished surface (California stucco) in combination with wood trim boards and standard dimension brick facing (at street-visible or front walls).
- (v). Cedar or Hardi shingles, on all walls or used in feature wall and gable areas. To be stained to compliment the overall colour scheme.

Note: NO VINYL SIDING IS PERMITTED.

7.6 Masonry:

Cultured stone and brick or natural stone and brick is allowed

7.7 Trim to Exterior Finishes and Around Openings

Window trim may be flush-mounted with exterior finish in a weather-tight detail. Paint to compliment the overall colour scheme.

Windows must be trimmed on all sides of the house

Where stucco finishes are used, all openings must be finished with a detail that simulates the relief of at least 1-inch by 4-inch trim boards.

Applicant plans should be complete with a clear indication of all required trim detail.

7.8 Windows and Doors

Decorative window muntin bars may be used.

Shutters will be allowed where certain period-type designs are proposed.

Not all front doors are acceptable. Doors to be good quality and attractive. Special attention will be given to front doors by the Design Review Consultant.

7.9 Overhead Garage Door

Not all garage doors are acceptable. Doors to be good quality and attractive. Special attention will be

given to garage doors by the Design Review Consultant. Panels may be of wood or metal. Windows are allowed in the panels.

7.10 Chimney and Vent Chases

Wood frame vent chases must be completed with stone or trim equal to that used with siding.

7.11 Entry Porch Feature

The Applicant is at liberty to use a variety of porch shapes and dimensions.

If masonry post bases are used they are not to stop at the porch decking level but must continue down to grade.

7.12 Rear of Homes

Rears of homes must be visually pleasing.

No home shall be constructed in such a manner that the rear 3 floors are all on the same plane. Care must be taken at time of design to break up the vertical elevation with roofs, decks, cantilevers, and other design elements.

Two unbroken exterior walls must be broken up by a box joist band of at least 2 x 10 material.

8. PLANS

8.1 Pre-Approval

Before purchasing or designing plans, Applicants are encouraged to have preliminary designs prepared. Designs are to be submitted as preliminary drawings of the proposed building design with colours and finish details to the Design Review Consultant to check compatibility with neighbours, driveway location and general conformity with the DESIGN AND BUILDING GUIDELINES. This is simply preliminary and no commitments are made until the final plan review.

Note: If retaining walls are required, preliminary location and construction details should be provided at the pre-approval stage.

8.2 Plan approval

No permit application, construction or other improvements whatsoever can take place on any lot until the Plan Approval Process takes place. This process consists of:

Proof of payment of security deposit. \$ 20,000

Payment of Design Control Fee of \$ 1,500.00 to the Design Review Consultant. Completion of agreement of adherence to the design guidelines.

Completion of Application of Plan Approval.

Three sets of plans (2 to be returned to Applicant) with elevations, section and floor plans. A site plan must accompany each set and must show; the foundation in solid line, the roof plan dotted,

A site plan showing all setbacks and easements, retaining walls, driveway location and fencing.

Plans must be accompanied by samples, pictures or brochures of the exterior finish materials, including siding, stucco, stone or brick, all in the proposed colours. This includes gutter type and colour and trim colour samples.

Response to submissions shall be within 7 days.

NOTE: The City of Chilliwack will not accept any applications unless the plans have been signed and approved by the Developer's Design Review Consultant.

8.3 Incomplete Applications and Plan Rejection

Incomplete applications will be returned to the Applicant. Re-submissions may be subject to additional fees and charges by the Design Review Consultant.

The Developer or the Design Review Consultant reserves the right to approve or reject any plan.

8.4: Design Control Fee: \$ 1,500. To be paid at time of completion of the purchase of the lot.

Developer's Design Review Consultant: Jim Vroom 604-798-1149 jim@kingmabrothers.com

Jim Vroom will supply a check list to each buyer \ builder, which is to be used prior to application to ensure that all items are taken care of and to ensure efficiency of process.

The Applicant pays the fee. Re-submitting completely different plans after the design review or requesting extensive revisions will be at the cost of the Applicant, the amount set by the Design Review Consultant.

8.5 Liability of the Developer

The Applicant acknowledges that the plan review is provided as a service and the Developer and the 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 the Design Review Consultant to or for the benefit of any third party.

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 the Design Review Consultant and the signatory of this document or subsequent purchasers will not hold the Developer or the Design Review Consultant liable for any problems that may arise.

9. SECURITY DEPOSIT

9.1

To ensure the design guidelines, including the buildings, retaining walls, driveway and

fencing, are adhered to the Developer will require from the Applicant, at time of sale, a **\$ 20,000 deposit direct to the developer.** The cost of rectifying any damage to streets, curbs, sidewalks or services damaged by the applicant/builder or any contractor, or supplier hired by them will also be deducted from the deposit prior to release.

The deposit will be returned to the Applicant without interest providing all requirements of the guidelines have been met within 30 days following completion of construction. 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 24 months of commencement of construction (foundation excavation).

The deposit will not be returned to the Applicant in the event of a sale of the property to a third party where construction is not complete and approved by the Developer unless the Applicant has made arrangements with the new purchaser to deposit the \$ 20,000.00 and comply with these guidelines. If a lot is resold to a third party before construction has commenced on a dwelling, it is incumbent upon the seller to inform the buyer of this Registered Building Scheme and all of its conditions including the payment of a \$20,000 Security Deposit.

9.2 Security Deposit Release Procedure

The Applicant must contact the Design Review Consultant to arrange for a final field review. This field review will be scheduled within 7 working days of the request and the Applicant should arrange to be present. If the Developer or 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 or the Design Review Consultant shall forward a list to the Applicant of the outstanding items. The Applicant will immediately rectify all deficiencies and request a second field review. The second and subsequent field reviews will be carried out within 10 working days of request.

10. OBLIGATION OF APPLICANT AND DEVELOPER

10.1 The Applicant acknowledges that upon final acceptance by the Developer of the construction of the home 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.

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.

I hereby acknowledge receipt of a copy of these design guidelines of BOULDER SPRINGS and I agree to abide by them. If I fail to do so the Developer shall be entitled to retain the \$ 20,000.00 deposit absolutely, and further, if the Developer elects, they may correct any deficiencies and recover the costs from me.

Signed:

Lot #: _____

Applicant: _____

Print Name of Applicant: _____

Date: _____

Witness & Occupation: _____

ATTACHMENT A

APPLICATION FOR APPROVAL

BOULDER SPRINGS
Chilliwack B.C.

Applicant Name: _____

Applicant Address: _____

Phone: _____ Lot Number in Boulder Springs _____

-----De-
signer: _____

Two Storey _____ Rancher _____ 1 1/2 Storey _____ Basement Entry _____ 3 storey _____

Finished 1st Floor Area: _____ Finished 2nd Floor Area: _____

Basement Yes or No. _____ Crawl Space Yes or No _____

Total Finished Floor Area of Top 1 or 2 floors _____

Front Setback: _____ Rear Setback: _____

Left Side Yard: _____ Right Side Yard: _____

	Finish Material	Colour	Sample Required
Wall Material:	_____	_____	Yes
Gutter Material:	_____	_____	No
Fascia Material:	_____	_____	No
Soffit Material:	_____	_____	Yes
Trim Material:	_____	_____	Specify Size
Garage Door:	_____	_____	Picture or Brochure
Brick or Stone:	_____	_____	Picture of material
Driveway Material:	_____	_____	Picture if Pavers
Chimney Material:	_____	_____	Picture if Brick
Roof Material:	_____	_____	Sample or Picture
Front Door:	_____	_____	Picture or Brochure

USE OF DESIGN APPROVAL SERVICES

The Applicant acknowledges that the house plan approval service is provided as a service and that the Developer and the Design Review Consultant assume no responsibility for the accuracy of the information provided or for any losses or damages resulting from the use thereof. The applicant further acknowledges that he will hold the Developer and the Design Review Consultant harmless from action resulting from the use of this information.

Applicant Signature _____ Design Approval Consultant upon Approval

Date _____ Signature _____ Date _____

EXAMPLES OF ACCEPTABLE ARCHITECTURAL STYLES





