

# DEVELOPMENT CONTROLS

—Stoneshire—

~IV~

	<b>Min. Sq. Ft.</b>
Bungalows	1,250 sq. ft.
Splits (2 levels)	1,200 sq. ft.
Two Storey	1,600 sq. ft.
Min. Main Floor	800 sq. ft.
Bi-Level (Main Floor)	1,250 sq. ft.

Interlocking shingles, shakes or clay tile;	Stonework;
Front entrance treatments;	Columns & pillars;
Windows (size, design & location)	Trim & corner boards;
Porches & railings;	Louvers;
Shutters;	Battens; Light fixtures
Brickwork;	& other special features
Paving stone;	Lamp post

- Double front attached garages are mandatory.
- Major design element utilized must be incorporated on all exterior elevations.
- Parging must not extend more than three feet above grade.
- Colours cannot be the same on houses that are side by side. Further, there must be a variation in colours throughout any given streetscape.
- Vinyl sided houses must have a minimum 3' x 24" wide brick returns.
- Minimum 18" eaves.
- Homes on corner lots must have low profile on flankages side.
- Similar home types cannot be side by side unless exterior elevations are extremely and distinctively different.
- Homes will be evaluated on the basis the home meets the minimum massing requirements - homes must be a minimum of 90% of building pocket width with no greater than a 4' garage offset.
- The overall appearance of any given home, taken in isolation must be appropriate for the subdivision. Appraisal as to compliance with the requirement will, for the most part, be predicated on the extent that the following components are incorporated in a coordinated fashion:

## Landscaping

- The front yard and side yard must be sodded, one tree must be planted in the front yard (minimum 2" caliper deciduous/8' coniferous). The landscaping must be completed within four months of occupancy, weather permitting.

## Other

- Homes must be completely constructed within two (2) years of date of purchase of lot.
- Melcor reserves the right to approve any reasonable "design of merit".
- Any improvement including building, shed, play house, antenna or erection pole which exceeds 1.2m in height is prohibited for the first 5 meters from rear property line. This restriction only applies to golf course lots. The planting and growing of trees does not apply to this restriction.

## The Approval Process

Application shall consist of two (2) copies of each of:

- The plot plan (prepared by the Surveyor).
- The Design Review Form (available from Melcor).
- The evaluation plan(s) showing all four sides of the house.
- A landscaping plan.

