

ALBERTA GOVERNMENT SERVICES LAND TITLES OFFICE

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CAVEAT

TO THE REGISTRAR OF THE ALBERTA LAND TITLES OFFICE

TAKE NOTICE that **JENSEN LAKES HOMEOWNERS ASSOCIATION** of Edmonton, in the Province of Alberta, (the "Caveator"), claim an interest under and by virtue of a Restrictive Covenant in writing, dated February 22, 2022, and made between **VILLENEUVE COMMUNITIES INC.**, as registered owner, and the Caveator whereby the said registered owner and the Caveator agreed, all in accordance with the terms of the said Restrictive Covenant, a true copy of which is attached to and forms part of this Caveat, in the lands described as follows:

See Schedule "A" attached hereto.

standing in the register in the name of **VILLENEUVE COMMUNITIES INC.**, and the Caveator forbids the registration of any person as transferee or owner of, or of any instrument affecting the said estate or interest, unless the instrument or Certificate of Title, as the case may be, is expressed to be subject to the Caveator's claim.

THE CAVEATOR DESIGNATES 900, 10310 Jasper Avenue, Edmonton, AB, T5J 1Y8, as the place at which notices and proceedings relating hereto may be served.

Dated this 22nd day of February, 2022

JENSEN LAKES HOMEOWNERS ASSOCIATION

PER: _____

PER: _____

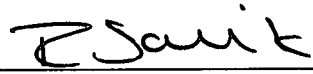
AFFIDAVIT IN SUPPORT OF CAVEAT

I, TRIONA COSGRAVE, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY AS FOLLOWS:

1. That I am Agent for the Caveator.
2. I believe that the said Caveator has a good and valid claim upon the said land and I say that this Caveat is not being filed for the purpose of delaying or embarrassing any person interested in or proposing to deal therewith.

SWORN BEFORE ME Robyn Salik
at the City of Edmonton, in the
Province of Alberta, this 22nd
Day of February, A.D. 2022

) 
) TRIONA COSGRAVE


A COMMISSIONER FOR OATHS IN AND
FOR THE PROVINCE OF ALBERTA

Robyn Alexandra Salik

A Commissioner for Oaths
in and for Alberta

My Commission expires October 11, 2023
Appointee No. 0759783

SCHEDULE "A"

PLAN 212 2373
BLOCK 10
LOTS 2 - 20 INCLUSIVE
EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 212 2373
BLOCK 14
LOTS 1 - 13 INCLUSIVE
EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 212 2373
BLOCK 15
LOTS 1 - 34 INCLUSIVE
EXCEPTING THEREOUT ALL MINES AND MINERALS

RESTRICTIVE COVENANT

MADE AS OF THIS 22nd day of February, 2022

BETWEEN:

VILLENEUVE COMMUNITIES INC.,
a body corporate incorporated under the laws of the Province of Alberta
(hereinafter called the "Grantor/Grantee")

OF THE FIRST PART

- and -

JENSEN LAKES HOMEOWNERS ASSOCIATION,
a society incorporated under the Societies Act of Alberta, with
registered office at 900, 10310 Jasper Avenue, in the City of
Edmonton, in the Province of Alberta, T5J 1Y8
(hereinafter called the "Grantee")

OF THE SECOND PART

RESTRICTIVE COVENANT

WHEREAS:

- a. The Grantor/Grantee is the registered owner of the Dominant Lands and the Servient Lands described in Schedule "A" hereto situate in City of St. Albert, Alberta.
- b. The Grantor/Grantee intends to impose a scheme of mutually enforceable restrictions with respect to the use and improvements on the Lands in order to preserve the integrity of the Development.

NOW THEREFORE:

The Grantor/Grantee as registered owner of the Servient Lands described in Schedule "A" does grant and the Grantor does hereby declare, establish, impose and annex to the Servient Lands and each and every portion thereof for the benefit of the Dominant Lands, the following stipulations, restrictions, guidelines and provisions to run with the Lands and be binding upon the owners from time to time of the Lots:

1. In this Restrictive Covenant, including the preamble, the following words and expressions shall have the meaning herein set forth:
 - a. **"Architectural Committee"** means a committee established by the Grantor/Grantee for so long as the Grantor/Grantee remains an Owner, and thereafter established by the Homeowners Association;

- b. **"Development"** means the residential subdivision plan within which the Lots are located;
 - c. **"Dominant Lands"** means the leasehold and easement interests of the Homeowner's Association, granted to the Homeowner's Association in the lands described in Schedule "A" hereto;
 - d. **"Dwelling"** means any residential dwelling constructed on any of the Lots;
 - e. **"Guidelines"** means the Architectural and Construction Guidelines attached hereto as Schedule "B" and as may be amended from time to time by the Architectural Committee;
 - f. **"Homeowners Association"** means the Jensen Lakes Homeowners Association;
 - g. **"Lands"** means the lands described in Schedule 'A' hereto;
 - h. **"Lot"** means one of the lots described in Schedule 'A' hereto and any further subdivision of such lots;
 - i. **"Owner"** means a registered owner in fee simple of a Lot;
 - j. **"Restrictions"** means the provisions, restrictions and stipulations contained in Paragraph 2 of this Restrictive Covenant;
 - k. **"Restrictive Covenant"** means this agreement as the same may be amended from time to time and the expressions "herein", "hereof", "hereto", "above", "below", and similar expressions if used in any article, section or paragraph of this agreement refer to this agreement including the schedules hereto and do not refer solely to a particular article, section or paragraph unless specifically stated herein;
 - l. **"Servient Lands"** means the lands described as such in Schedule 'A' hereto.
2. For each of the Lots comprising the Servient Lands, for the benefit of the Dominant Lands, the following restrictions, stipulations and provisions are to run with the Lands, namely:
- a. No recreational vehicles or trailers shall be parked in a residential district at a single location for a period exceeding 24 consecutive hours, as required by Municipal Bylaw and as amended from time to time.
 - b. No satellite dishes shall be roof-top mounted, if it has a diameter greater than 0.5 metres; located in a front of said yard; less than 1 metre from side of rear property lines; more than 4 metres in height from finished grade unless it is roof-top mounted; or greater than 3.5 metres in diameter, as required by Municipal Bylaw and as amended from time to time.
 - c. No Radio or television aerials or antenna of any kind shall be erected, constructed or located in a front or rear yard.

- d. No construction of the Dwelling may commence unless the building plans have been approved by the Architectural Committee;
 - e. No dwelling may be constructed unless said Dwelling conforms with the Guidelines attached hereto as Schedule "B";
3. If any of the Restrictions herein or the application thereof to any part or any circumstances shall be held by any Court of competent jurisdiction to be invalid or unenforceable to any extent, then such Restriction shall be severed from the remainder of this Restrictive Covenant, and the remainder of this Restrictive Covenant or application of such Restriction to a party or circumstance other than those to which it is held invalid or unenforceable shall not be affected thereby and each of the remaining Restrictions of this Restrictive Covenant shall be valid and enforceable to the fullest extent permitted by the law.
 4. This Restrictive Covenant is in addition to the requirements of the municipal or other government authorities having jurisdiction in respect of the use of the Lands, and nothing contained herein shall be construed as permitting or authorizing anything which is prohibited, controlled or regulated by any statute, bylaw, regulation or like enactment having the force of law and having application to the lands.
 5. Nothing herein shall require or oblige the Grantee to enforce this Restrictive Covenant or render the Grantee liable for the failure of any of the Owners from time to time of the Lots to adhere to or conform with the Restrictions contained in this Restrictive Covenant, it being the intention to attach to each of the Lots and the Owners thereof the obligation for compliance with this Restrictive Covenant.
 6. The Restrictions contained in this Restrictive Covenant shall be binding upon and enure to the benefit of the Owner from time to time of each of the Lots and the Grantee and the restrictions herein shall run with the Lands and each of the Lots.

IN WITNESS WHEREOF these presents have been executed by each of the parties hereto the day and year first above written under its corporate seal and by the hands of its officers duly authorized in that behalf.

VILLENEUVE COMMUNITIES INC.

Per:



Per:

JENSEN LAKES HOMEOWNERS ASSOCIATION

Per:

Per:



SCHEDULE "A"

TO RESTRICTIVE COVENANT AGREEMENT

The Current Lots are legally described as follows, all being lots shown on the subdivision plan registered as Plan No. 212 2373, namely:

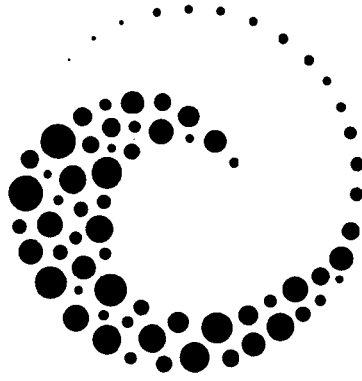
Block 10, Lots 2 – 20 inclusive

Block 14, Lots 1 – 13 inclusive

Block 15, Lots 1 - 34

SCHEDULE "B"

ARCHITECTURAL AND CONSTRUCTION GUIDELINES



Jensen Lakes

LAKESIDE COLLECTION
SINGLE FAMILY MOVE-UP

ARCHITECTURAL AND LANDSCAPE GUIDELINES
STAGE 10/12/13

DECEMBER 2021

MELCOR
DEVELOPMENTS LTD.

Architectural and Landscape Guidelines

Stage 10/12/13

Lakeside Collection
Single Family Move-Up

Objective

The general objective of these guidelines is to express lifestyle through design, creating interesting and cohesive streetscapes of varied architectural styles, that are distinctive and uniquely unified.

Architectural Theme

The extraordinary setting of this lake community with its lifestyle amenities, will create the casual sophisticated 'lakestyle living'.

Streetscape

Streetscapes will be comprised of 3 distinctive styles, including front drive garage and laned product. Encouraging originality and individual expression, style preferences will be selected from Craftsman, Modern Farmhouse, Prairie, and Modern Beach.



Each building in the streetscape will contribute to the visual identity of the neighborhood. Scale and massing will reflect architectural intent with relaxed and airy features. With an emphasis on relationship, the integration of design styles will be compelling.

House Size, Width, and Massing

Houses are to have a consistency of mass and volume within the streetscape. As such, house widths and sizes must relate proportionately to the lot width and neighboring houses.

- Massing, style, and setback will be adjusted by the Architectural Consultant on a lot-to-lot basis to enhance the streetscape.
- Entranceways will be covered at the first level.



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Minimum House Width

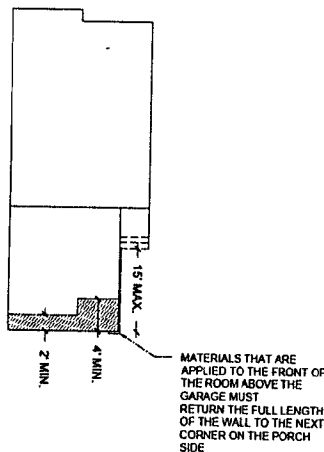
Minimum house width requirements are as follows:

- On standard interior lots the minimum width at the front elevation will be within 2' of the building pocket size indicated on the marketing map on both the main and second floor levels.
- For front drive product, the garage may be offset by a maximum of 2' to be included to achieve the minimum width.
- The minimum width requirement is to be achieved on both the main and upper floors unless the overall style of the house permits otherwise. On high visibility lots the minimum width requirement is to be achieved on both the main and upper floors.
- The minimum entry width measured at the exterior will be as shown below.
- Pie shaped lots may incorporate a wider garage offset, with appropriate massing of the home.
- Oversized garages (24'+) must include articulation in the form of a jog (minimum 12") with a separate roof line and street facing window.
- Houses on lots where the building pocket is 32' or above, as per the marketing map, will require a minimum 30' wide house. Wider garage offsets, with a proportionate upper floor width, will be reviewed and approved at the discretion of the Architectural Consultant.

Building Pocket Size	Minimum House Width (Maximum Garage offset)	Minimum Entry Width
18'	16'	5'
20'	18'	5'
22'	20'	5'
26'	24'	5'
28'	26' (24 + 2)	5'
30'	28' (26 + 2)	6'
32'	30' (28 + 2)	7'

Garage Projection

Garage projection on front drive product will be maximum 15' from entry landing or other house wall face. A minimum distance of 8' is required between the entry landing and the front of the garage.





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Model Selection

The streetscapes will largely be comprised of two-story models, with the option for bungalow models considered throughout Lakeside on an individual basis.

- Increased roof pitches (min 8/12) are recommended on bungalows to present a suitable massing.
- Bi-level models are not permitted.

Repetition

To achieve a good variety within a streetscape, similar or approximately identical elevations must not be repeated within three lots on the same side of the street or on lots directly across the street.

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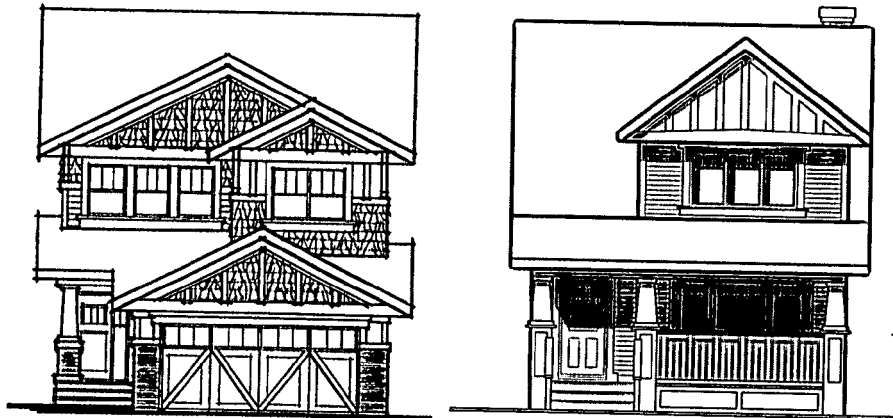
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- Lots designated high or moderate visibility at the rear elevation will address the repetition requirements at both the front and rear elevations.
- To ensure diverse and interesting streetscape, predominance of style will be no more than fifty per cent of the streetscape. Example: Twelve lot eyebrow or cul de sac = maximum six homes of a single design style.
- In no case should a style be repeated more than two lots in a row.

Style Profiles

Streetscapes will be comprised of three distinctive styles. Encouraging originality and individual expression, style preferences will be selected from **Craftsman**, **Modern Beach**, **Prairie**, **Modern Farmhouse** and **Scandinavian Lake House**. Each home will draw details and characteristics from only one architectural style. Acceptability of design style will rest solely with the Developer.

Craftsman



- The Craftsman home is characterized by low slung roof lines and an articulated façade.
- Gabled or hip roofs with inset front facing gables, minimum 5/12 roof pitch and maximum 7/12 with 24" overhangs.
- Massing reflects an articulated façade with variations in plane and roof lines. Second floor development above the garage must be set back no less than 4' from front. Development above garage is required and will include a minimum of one variation in wall plane.
- Entry veranda or porch is enclosed with a roof line at the first level.



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- Columns/posts are minimum 8" panel clad with collar trims or a substantial upper post with oversized base, typically stone clad.
- Simple 5" trim surrounds are required and may include sill details.
- All gables to include 6" shadow band and stepped shadow bands are recommended.
- Windows are vertical in orientation and ample with minimum 5/8" grills in traditional pattern.
- Homes are clad in siding with additional finishes at visible elevations, layered horizontally. These include flat panel with raised battens, shakes, and Board & Batten vertical siding.
- Stone profiles suited are Mountain Ledge, Rustic Ledge, Cliffstone and Bluffstone Colours suited to the Craftsman style are dark earth tones or historical colours accented by light trims.
- Premium secondary materials may include composite shakes (flat edge), composite board and batten, composite or metal wood tone materials, or composite panels.

Modern Beach



- Characterized by vertical emphasis, symmetry and simplicity.
- Massing is balanced and graceful.
- Roofs are gables or shed, front and side facing at minimum 8/12 pitch with 12" overhangs.
- Cottage roof lines are not suited.
- Second floor development above the garage must be set back no less than 4' from front.
- Entry depth is 5', with a roof cover at the first level. A flat roof cover of 4' is well suited.
- Roof is supported by 10" x 6" or 10" x 10" columns with narrow collar trim top and bottom.
- Windows have vertical orientation, are expansive, and may be single or ganged units with transoms.
- Window grills are not suited.
- Boxed out windows may be a feature, however bay or bow windows are not appropriate.
- Feature windows do not include octagonal, elliptical, round or rake.
- Slim 4" trims are installed at the crown and sill only, extending no more than 1 1/2" past frame.
- Gables are finished in a combination of flat panel with raised battens and Board & Batten vertical siding.
- Shutters and louvers are not suited.
- The home is clad in siding with stone applied in panel effect only.
- Stone profiles suited are Stacked stone or Ledge stone in light, tonal colours.
- Colours suited are muted, mid-tones at the walls with light, contrasting fascia and trims.
- Premium secondary materials may include composite board and batten, composite or metal wood tone materials, corrugated or standing seam metal, or composite panels.



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Prairie



- The Prairie home is characterized by gently sloping hip roofs and low proportions.
- Massing is understated with horizontal emphasis and simplified forms.
- Hipped roof lines, minimum 4/12 and maximum 6/12 roof pitch, with 24" or wider overhangs.
- Second floor development above the garage must be set back no less than 4' from front.
- Entry is recessed and covered at the first level and defined by large square columns.
- Windows are expansive, organized and consistent in shape with rectangular transoms or a single horizontal grill or mullion at the top of the window. Grills will be minimum 5/8".
- Boxed out windows may be a feature, while bay and bow windows are not suited.
- Trims and surrounds are simple 5", yet definite to emphasize the horizontal.
- Large, heavy angular knee braces are a feature.
- Siding is layered with flat panel details or Board & Batten profile siding at visible elevations.
- Stone is applied in panel effect only.
- Stone profiles suited are Stacked stone, Mountain Ledge, Cliffstone, and Brick.
- Colours suited to the Prairie style are mid to dark, warm earth tones with light trims and stone in contrast.
- Premium secondary materials may include composite or metal wood tone materials, or composite panels.



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Modern Farmhouse



- The Modern Farmhouse style evolved from the massing and form derived from the country living style that was born out of necessity on the prairies and has been updated with clean, modern features and design elements.
- Typical design elements are high pitched gable rooflines (Min. 8/12) where a main roof pitch of 10/12 will be encouraged. Multiple gables, exposed rafters, large, segmented windows, smooth straight edge shingles, panel features, straight simple battens and metal shed roofs are all elements that are applicable to this style of home.
- Second floor development above the garage must be set back no less than 4' from front.
- Front entrances will typically include verandah spaces with simple 10"x10" columns and straight picket, glass or no railing.
- Windows are expansive with repetitive square or rectangular patterns or modern window configurations are often expressive of this style.
- The home is clad in horizontal siding with large features enhanced with vertical board and batten siding or smooth, straight edged shingles.
- Battens and trims will have a simple straight profile.
- Masonry accents will be applied to provide overall grounding of the home.
- Exterior colors may include a wide variety of shades with low contrast fascia trims.
- Premium secondary materials may include composite board and batten, composite or metal wood tone materials, or composite panels.



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Scandinavian Lake House



- The timeless aesthetic of Scandinavian architecture will pair with classic lake house forms to create the enduring Nordic Lake House style. The familiar stacked two-storey forms and steep pitch gable rooflines will form a strong base for this style. The steep pitched rooflines may be adorned with emphatic roof overhangs to further strengthen the Nordic identity of these homes. Windows will combine large expanses of glazing with smaller signature windows. These homes typically include very simple porch or gathering areas finished in exposed concrete. The exterior of this style will include strong natural wood influences in either siding or feature elements. Subdued, monochromatic colour schemes are most typical for this style.
- Second floor development above the garage must be set back no less than 4' from front.
- Stacked 2 storey forms
- Steep pitch gable
- Emphatic roof overhangs
- Large expanses of glazing
- Exposed concrete porch or entry area
- Monochromatic colour schemes with natural wood siding or features
- Minimum 8" smartboard fascia



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Site Planning and Grading

Conformance with Grading Plans

Lot grading must be in strict conformance with the approved grading plans. Variations should be absorbed within the building mass to minimize steep slopes and contrast between lots.

- All plot plans and stakeouts must be done by the designated surveyor, to provide consistency in establishing building elevations throughout the neighborhood.

Risers and Entry Steps

All homes are to be kept low and grounded. Three or less risers at the entry step is preferred for all styles.

- Front entry steps are restricted to a maximum of four risers per set
- Where the grade or design call for more than four risers, the run must be split
- Where wood porches or verandas are utilized, all vertical surfaces must be painted to match the colour palette of the home

Parging

Parging is to be minimized on all visible elevations.

- Parging on the front elevation is to be a maximum of 12".
- Exposed concrete and parging on all other elevations will be restricted to a maximum of 24".

Retaining Structures

Retaining structures are the responsibility of the property owner and must not compromise the grading design and lot drainage.

- Natural elements such as rock and wood are preferred for construction of retaining walls.
- Landscape block can also be utilized, and concrete is acceptable if appropriately finished to view.
- Retaining structures over 1.0m in height must be reviewed and stamped by an Engineer.
- Retaining structures over 1.2m in height must be stepped to reduce the visual mass.

Garage and Driveway

Front Drive Homes

Double attached garages are required and are to be:

- Located in accordance with the garage location plan
- Designed to integrate into the mass of the home.

Garages are to be designed as an integral element of the overall design of the home. Therefore:

- The garage projection for all styles will be maximum 15' from entry landing or closest main floor wall face.
- A minimum distance of 8' is required between the entry landing and the front of the garage.

Driveway, Material and Width

Front driveway and walkways will be constructed of standard broom finish concrete.

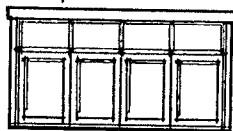
- The driveway is not to exceed the width of the garage.

Overhead Doors

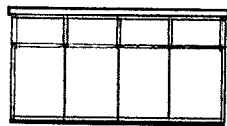
The height between garage overhead door and eave line should be 18" or less. Where the design exceeds 18", special treatment is required to visually reduce the height.

- The maximum overhead door height is eight feet.
- Overhead doors will be an upgraded product appropriate to style and painted to blend with the exterior.

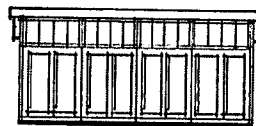
Examples:



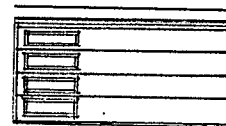
Craftsman



Modern Beach



Prairie



Modern Farmhouse

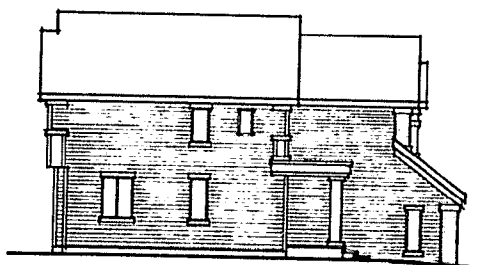
Rear Detached Garage

Rear detached garages must be design with elements, colours, and materials to match the main home. Garage must be built with the main home on corner and exposed lots.

Corner Lots

Special design consideration is required with a higher standard applied for lots on or visible from collector roadways. Flanking side elevation on corner lots must have full front elevation treatment.

- Substantial roof line between 1st and 2nd floor. This roof line must be supported by projections and intersect with same in order to **appear intentional**
- Relief in wall plane is required (jogs/box outs)
- Appropriate roof overhangs
- Number of openings suited to wall area (avoid blank wall space)
- Detailing consistent with the front elevation, including grills and trims
- Window configuration and groupings consistent with front and styling
- Window grilles to upper windows and treatment to match front elevation
- Appropriate massing
- Garages must be submitted with the main home on corner lots and will require additional detailing on exposed sides (ie: windows, trim and/or roofline detail)



Inappropriate Corner Treatment 'Modern Beach'
Treatment 'Modern Beach'



Appropriate Corner



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Visibility Lots, Special Consideration

High Visibility Lots

Homes backing onto public streets or amenities require special design consideration at the rear elevation. These elevations must reflect appropriate massing, window placement and stylistic distinction consistent with the front elevation. Variation in wall plane and substantial roof mass between floors is required. Decks are NOT required on non-walkout high visibility lots. If a deck is added, all vertical surfaces to be finished with paint to match house.

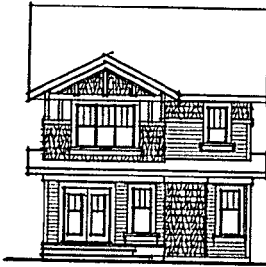
Note: Lots backing onto Villeneuve Road will only require second floor detailing to meet the high visibility standards as set by the developer.

Inappropriate High Visibility Rear Treatment



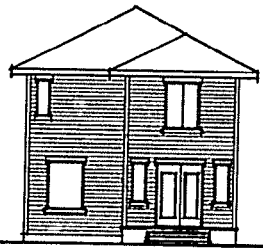
'Craftsman'

Appropriate High Visibility Rear Treatment



'Craftsman'

Inappropriate High Visibility Rear Treatment



'Prairie'

Appropriate High Visibility Rear Treatment



'Prairie'

Moderate Visibility Lots

Home elevations must reflect appropriate massing, window placement and stylistic distinction. Variation in wall plane and substantial roof mass between floors is required. Minimum width requirements DO NOT apply at the rear, for moderate visibility lots.



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Walk Out Lots

Lots designated for a 'Walkout' basement model require special consideration at the rear elevation. In addition to addressing features as may be required for high visibility, these designs must present an integrated building form. A combination of architectural measures will be required to address suitable proportions and to avoid a towering appearance.

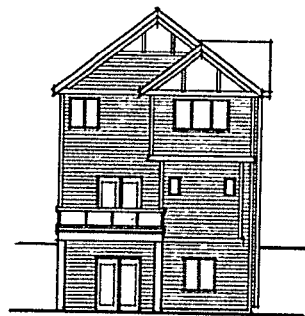
- Graduated roof lines sloping to view, dormers, decks, detailing and articulated facades, will be some of these measures.
- The distance from grade to the first substantial roof line will not be more than 20'.
- Decks must be constructed concurrently with the home.

Inappropriate Walkout



'Modern Beach'

Appropriate Walkout



'Modern Beach'

Roof Massing and Materials

Roof Shape, Slope and Overhangs

Roof shapes and slopes are a major component in the expression of architectural styles in Jensen Lakes.

- Slope and overhang are specific to style (see style profile)
- 8" fascia is the minimum requirement
- Cantilevers and box outs on visible elevations must include a separate roofline and minimum overhang
- Detached garages must maintain represent the same style, colour, and material as the main home

Shingles

Shingle products approved for use include:

- IKO Cambridge, BP Mystique, Gaf Timberline, and Owens Corning Duration, in a range of earth tone colours.
- Other roofing products will be considered on an individual basis.

Flues and Chimneys

Flues and fireplace chimneys must be contained in a finished chase and extend from the main floor level to the underside of an eave line.



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Exterior Cladding

Siding

Exterior cladding is to be Specific to the architectural style (see style profiles – pages 5 & 6)

- Permitted exterior cladding will be vinyl siding in Traditional/Bevel profile.
- Stucco is not an acceptable exterior material.
- Siding profile is to be traditional lap profile



Appropriate
Siding profile:



Inappropriate
Siding profile:

Masonry

Masonry will be accepted as a premium secondary on all homes and must be designed to properly enhance exposed elevations.

- Masonry is to be applied in a manner that is suitable to the architectural style.
- Stone and trim detailing must be returned a minimum of 24" at side elevations or to an appropriate termination point as dictated by the design.
- Masonry is not required but if not incorporated into a design, the design must include a significant amount of a premium secondary material in accordance with the architectural style.
- Masonry is to be finished within 2" of grade. The builder is recommended to follow manufacturer's best practices for installation near grade, which may include a partial mix or full thinset adhesive.

Trims

Trim details will be sized appropriate to the architectural style.



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Defining Details, Entrance Treatment

See notes in each architectural style profiles (pages 5 & 6).

- Entranceways will be covered at the first level with entry door facing the street.
- An angled entry door may be approved in consideration of a minimum 8' wide entry (outside measurement), steps full width of landing, and expansive glazing, street facing.

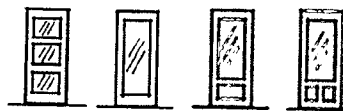
Entry Doors

The entry door will be the final detail in creating distinction and exemplifying the style persona. The following illustrations are standard production door styles available from the Builder's supplier. The numbers shown on the illustrations correspond with the manufacturer and product codes provided, as listed in Appendix 'B'. These are a sampling of styles that are readily available. Get inspiration from the architectural style of your home.

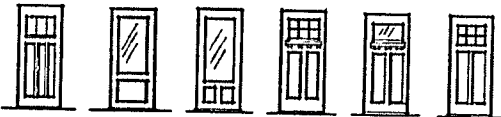
Prairie



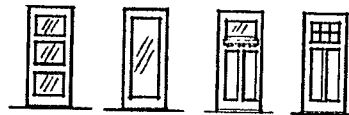
Modern Beach



Craftsman



Modern Farmhouse



Colours

Colours are an integral element of reinforcing the design style and lifestyle of Jensen Lakes. Sample colour palettes have been provided and reflect the materials, finishes and colours appropriate to specific architectural style.

- Shades in the standard and premium vinyl siding series have been selected from the middle of the spectrum with the lightest shades of the standard selections and darkest shades of the premium selections not approved for use.
- Trims and fascia are restricted to light, soft contrasts for a new fresh aesthetic.
- Modern farmhouse homes may permit black windows and trims with white or light exterior palettes.
- Trim and fascia must be a single colour.
- The entry door will be an accent colour that is not a tone of the primary colours. The accent colour may be bright, bold, or a softer beach tone.

Repetition of Colour

To ensure diverse but blended streetscapes a variety of siding colours is required.

- Siding colours will not be repeated on adjacent lots.
- Dark premium siding colours are preferred.
- A maximum of two standard siding colours will be approved in a row.

Sample Colour Schemes

See Appendix 'A' for sample colour palettes.



Jensen Lakes

Accessory Buildings

Where structures are visible from public adjacencies, exterior finish, style, and colour shall compliment those used on the house. Roof style and materials are to match the materials used on the roof of the house. The side wall elevations of all accessory buildings/sheds shall not extend higher than adjacent fencing. (excluding detached garages)

Accessory buildings on lots backing onto an amenity with decorative metal or chain link fencing, must be a minimum of three meters back from the rear fence line.

Landscaping

Landscaped yards in Jensen Lakes will be filled with windswept grasses and lake inspired flora, creating a welcoming path to the front entry. Greenery should fringe the concrete hard surfaces to soften. Large rocks and dry river rock beds may incorporate wood features such as benches or stumps, with thick rope accents. Shaded areas will be created with billowy shrubs and trees, mixed with pine and spruce evergreens. The lake look is casual and tidy. Tree and shrub colours should be a mix of tones while flowering varieties should emulate sea glass, with soft pinks, purples, creams and blues.

Minimum Requirements

The minimum standard for front yard landscaping includes sod, one tree and a separate edged shrub bed(s) with 9 shrubs. Edging may be landscape vinyl, brick, stone, or wood landscape ties. Wood and rock mulch will be restricted to no more than fifty percent of the landscaped area. Four of the nine required shrubs may be substituted by four perennials each.

Minimum tree size for deciduous is 2" and for coniferous, 6'. Minimum shrub size is 18" in height or spread.

NOTE: Homes backing on to Villeneuve Road will require one tree that meets the minimum tree size requirements in the rear yard.

Landscape Deposit

All landscaping must be completed within twelve months of occupancy (subject to seasonal limitations). To ensure compliance with the landscaping requirements, a \$1,500 deposit must be paid by the Purchaser to the Builder, to be refunded by the Builder, upon satisfactory completion of the landscaping.

Fencing

All wood screen fencing must be consistent in design and colour with the fencing style established for the neighborhood.

- See fencing detail attached (Appendix 'C').
- Fencing Colour: Cloverdale Weatherone Light Brown WST 009 Semi-Transparent

Accessories

A standard address plaque must be permanently affixed.

Other

Vehicular access to the rear yard (drive by or drive through) on lots backing onto the lake or park will NOT be permitted.



Jensen Lakes

Appendix

Appendix 'A' - Sample Colour Schemes

Jensen Lakes Phase 4 - Lakeside Collection
Sample Color Schemes by Style

Craftsman	Wall Cladding	Fascia	Trim	Shakes (Hardie/Novishake)	Panels	Entry Door	Brick/Stone
Siding*	Richmond Red	Bone	Bone	Sandstone Beige/#064 Sandstone	Autumn Tan	CA142 Bay Leaf	Mesquite Cliffstone
Siding*	Muskoka Green	Wicker	Wicker	Monterey Taupe/#018 Khaki	Heathered Moss	8592 Fresh Sawdust	Saratoga Rustic Ledge
Siding*	Annapolis Blue	White	White	Khaki Brown/#203 Traditional Blend	Monterey Taupe	CA170 Bohemian Earth	Mineret Bluffstone
Siding	Brownstone	Bone	Bone	Woodstock Brown/#201 Weathered Blend	Khaki Brown	0823 Sun Drops	Sierra Mountain Ledge
Siding	Sage	White	White	Woodstock Brown/#018 Khaki	Monterey Taupe	1138 Romantic Night	Prescott Bluffstone
Siding	Cypress	Bone	Bone	Sandstone Beige/#203 Traditional Blend	Heathered Moss	1018 Sunny Horizon	Cascade Rustic Ledge

Suited Stone Profiles - Mountain Ledge, Rustic Ledge, Cliffstone, Bluffstone

Modern Beach	Wall Cladding	Fascia	Trim	Vertical Siding	Panels	Entry Door	Brick/Stone
Siding*	Spring Moss	Bone	Bone	Rainforest	Sandstone Beige	8016 Coral Coast	Pioneer Mountain Ledge
Siding*	Aviator Green	White	White	Brownstone	Cobblestone	8602 Face of Innocence	Nantucket Stacked
Siding*	Khaki Brown	Wicker	Wicker	Brownstone	Monterey Taupe	CA196 Rainfall	Sierra Mountain Ledge
Siding	Hearthstone	White	White	Hearthstone	Sandstone Beige	0708 Catalina Green	Alderwood Stacked
Siding	Brownstone	Bone	Bone	Brownstone	Cobblestone	0666 Trisha's Eyes	Brch Ledgecut33
Siding	Lite Maple	White	White	Lite Maple	Navajo Beige	0660 Epimetheus	Pioneer Mountain Ledge

Suited Stone Profiles - Stacked, Mountain Ledge, Ledgecut

Prairie	Wall Cladding	Fascia	Trim	Shakes	Panels	Entry Door	Brick/Stone
Siding*	Rockaway Grey	Wicker	Wicker		Khaki Brown	8394 Gardening Trend	Castaway Stacked
Siding*	Caribou Brown	Clay	Clay		Chestnut Brown	CA124 Tapestry	Silverton Mountain Ledge
Siding*	Khaki Brown	Grey	Grey		Woodstock Brown	7543 Aged Jade	Castlewood Brick (Hebron)
Siding	Brownstone	Wicker	Wicker		Woodstock Brown	1096 The Ego Has Landed	Montecito Cliffstone
Siding	Stratus	Grey	Grey		Aged Pewter	1264 Altar of Heaven	Silver Lining Stacked
Siding	Pebble Clay (Royal)	Wicker	Wicker		Khaki Brown	0641 Dancing Sea	Nantucket Stacked

Suited Stone Profiles - Stacked, Mountain Ledge, Cliffstone, Brick

Trim Selections - by Style

	Bone	Wicker	Grey	White	Clay
Craftsman	✓	✓	✓	✓	
Modern Beach	✓	✓	✓	✓	
Prairie		✓	✓		✓

Siding colours referenced are manufactured by Mitten, unless otherwise noted (* Denotes Premium siding)

Stone referenced is manufactured by Eldorado (unless otherwise noted)

Panel colours referenced are manufactured by James Hardie

Entry door paint colours referenced are manufactured by Cloverdale

Fascia and trim selections are style-specific and limited to the following: Bone, Wicker, Grey, White and Clay



Appendix 'B' – Entry Door Manufacturer and Product Codes

All Weather Windows & Doors

Craftsman

- (3) Barrington Craftsman w/ CBT Glass BRC-226-CBT-3
- (4) 404-1 Clear glass or SDLs to match windows 404-1

Prairie

- (5) Barrington Flagstaff Plank BFS-P
- (6) 122-1 w/ Clear glass

Modern Beach

- (7) 3 Panel equal w/ clear glass inserts SHD-3E
- (8) 122-X w/ Clear glass

Jeldwen

Craftsman

- (13) ¾ light w/ clear glass or SDLs to match windows
- (14) A362 Door w/ A1103 Sidelights

Prairie

- (13) ¾ Light w/ clear glass
- (15) 4&3 light doors pg.29 w/ clear glass

Modern Beach

- (16) Full light w/ Clear glass

Plygem

Craftsman

- (19) 2P Craftsman U Slab
- (20) DRS-6SDL

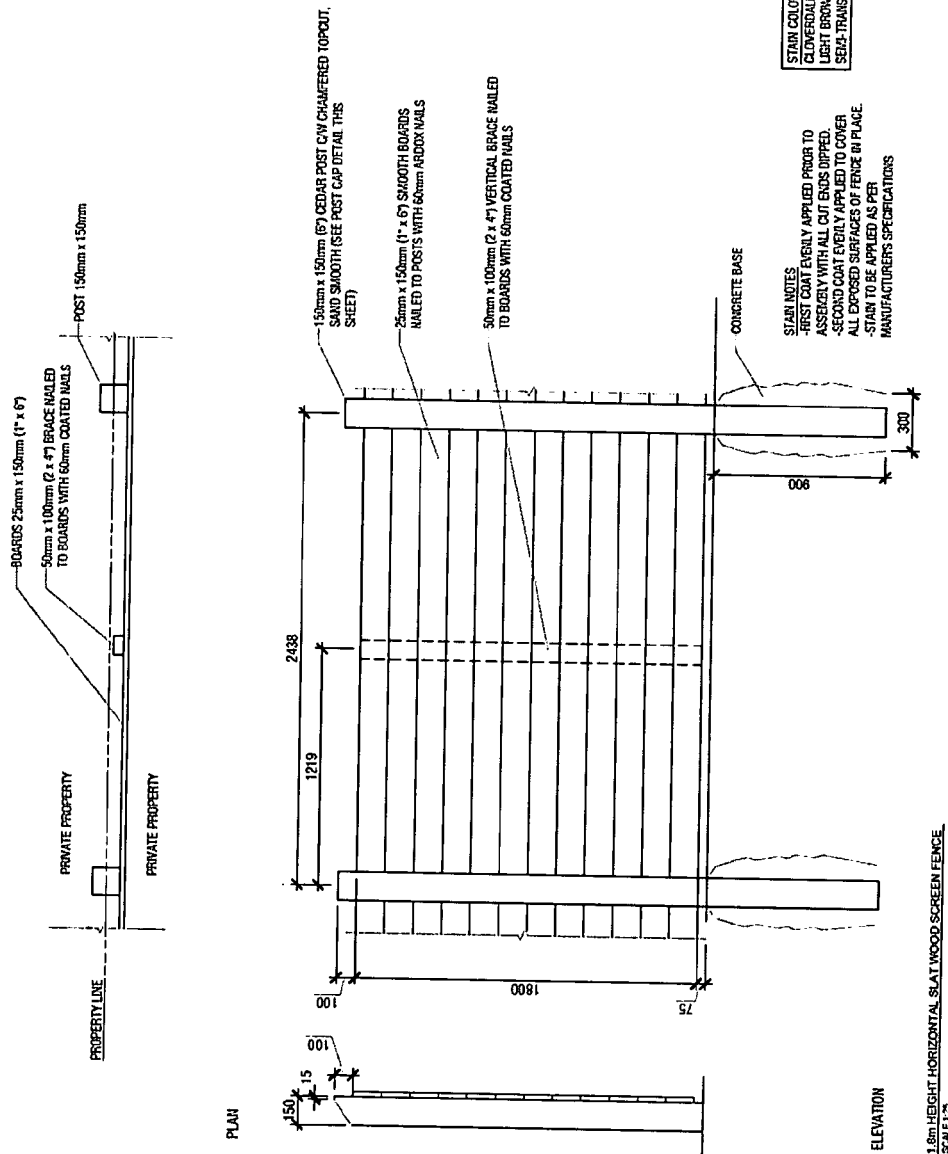
Prairie

- (21) DRR IPSPST 36x8
- (22) 22"x48" clear glazing standard doorlites

Modern Beach

- (23) Full glass w/ clear glazing 20"x64" standard doorlites

Appendix 'C' - Fencing Detail



FENCE DETAIL

December 21, 2015
 EO: 95978.600

MELCOR JENSEN LAKE





222121799

222121799 REGISTERED 2022 05 28
CAVE - CAVEAT
DOC 3 OF 3 DRR#: D001FXC ADR/TTAYLOR
LINC/S: 0038975984 +