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# Design Guidelines

## A.1 Development Vision

Miles of sandy beach, stunning views and topographic benches provide each home site with nature's embrace in a way that compels each homeowner to exercise the utmost care and creativity in the planning of this signature community.

It is our hope that each owner will set out to create their individual haven over the ensuing planning and construction period. This opportunity should be approached with a certain grace and sophistication that we believe every owner is eminently capable of achieving. To tread lightly on the land, to ask your terrain what she can harmonize with, and to provide your family with a home that does far more than house – these are the driving principles that form the guidelines contained in these pages. It is our intention to carefully apply this guideline for the benefit of all who will call English Cove home. When finally built, English Cove will be a statement of elegance that will pass through time, as simply irreplaceable and completely unique. These guidelines were written to help you through the building process as pleasantly as possible.

### Introduction

Please read through these guidelines before you begin planning your home, and provide copies to both your architect and builder. If any clarification is required, please contact the developer or the developer's appointed representative. These are the guidelines that will be applied when the developer reviews your new home plans.

There are a few general points to keep in mind when reading these guidelines.

First, it is the responsibility of the developer to accommodate creativity and individuality of home design while maintaining standards of quality and neighborhood compatibility. The developer will have final say on what is deemed to be compatible with the intent of this document. As such, these guidelines are general goals and objectives combined with some minor prohibitions and requirements.

Secondly, these guidelines are not intended to take the place of any Federal, Provincial or Municipal laws or regulations. In addition, there is a Building Scheme registered against the title to each of the lots. The Building Scheme incorporates these guidelines. If there is an inconsistency or contradiction between the guidelines as set out in this booklet and the Building Scheme, then the Building Scheme will take precedence.

Finally, these guidelines are subject to revision from time to time as determined by the developer.

### Individual Home Design Expression

No specific architectural style is required or desired at English Cove. Rather, the goal of architectural compatibility with the natural setting is to be achieved through the use of a controlled range of complimentary forms, materials, and colours. It is not

the intent of these guidelines to limit individual creativity. Recognizing the diversity of lots available, the developer will consider each home design on its individual merit. Owners are encouraged to clarify any specific guideline concerns as early as possible in the review process. Several meeting opportunities have been incorporated into the design review process to allow owners the opportunity to review various aspects of these guidelines in specific context to individual lot and home designs.

## **A.2 Home Siting Considerations**

The developer has taken care to retain the essence of the property's natural setting by planning each individual lot in a way that retains, where possible, the lot's natural characteristics. The guidelines focus on retaining the site's natural character, while providing neighborhood-specific objectives.

### **Tree Retention and Replacement**

The existing trees and native growth on the lot must be preserved whenever possible.

Best efforts should be made to preserve existing trees which do not interfere with the architectural "footprint", and that enhance the overall individual site and community characteristics. Certain architectural accommodations for existing trees may provide exquisite opportunities for your home even when the trees are within the expected footprint of your home. Again, we encourage creativity in this regard.

No trees existing on a lot at the time of possession over 20 feet in height (in the case of a coniferous tree) and over 6 inches in caliper (in the case of a deciduous tree), and no trees, regardless of size, may be damaged (either during construction or at any other time), removed or excessively trimmed without the express written approval of the developer. Such actions, without approval, whether or not carried out by the lot owner or the lot owner's agent, will result in an immediate fine of \$2500.00 to the owner of the lot on which the trees were located. The affected tree or trees must be replaced by the lot owner with as large a tree as practically possible.

### **Building Codes**

Lot owners and their builders are solely responsible for ensuring conformity with all relevant building codes.

### **Views**

English Cove is set in a beautiful environment with varied ocean, lake and hillside vistas from all areas of the site. When planning your home, care should be taken to ensure that view corridors are protected for the enjoyment of each homeowner. Because of the varied on-site conditions (home sites viewed from below, home sites viewed from above, etc.), the lot purchaser and their consultants are encouraged to assess the view opportunities and siting options for your particular home.

## **Driveway Location**

Access drives in many cases will have a significant impact on the site as viewed from other parts of the community. Consequently, great care should be given to the planning and design of the access to your home. From your home, driveways should extend toward the roadway following the natural contours of the site and meandering around and between existing trees and rock outcrops. Driveway access locations have been pre-established for several building lots, taking into consideration the minimization of unsuitable cut and fill situations, retaining walls, and visual impact. Deviations from prescribed locations will be at the sole discretion of the developer.

## **Lot Grading**

The goal of the English Cove layout plan has been to work with the topography of the site to produce the best possible fit between home sites and access requirements. Improvements have been carried out to create individual home sites that should not require excessive grading to achieve sensitive siting or improvements. Lot grading must conform to these principals and where possible follow the natural slope of the landform.

Lot re-contouring will be permitted to control site-specific drainage and will be restricted to within the defined construction envelope developed during the review process. This may include the use of drainage swales and/or retaining walls.

Drainage flow patterns should be identified on the proposed site plan to show positive drainage patterns away from structures and adjoining lots. Lot slopes should be integrated within the building massing as much as possible to minimize the need for severe engineered slopes, for example, using stepped foundations and multiple floor levels. Significantly visible rock outcroppings will be preserved and incorporated into the site plan to the greatest extent possible. Specifically, there will be no encroachment or disturbance of talus slope areas or riparian areas.

The proposed grading shall create a naturally sloped or terraced effect resulting in varied footprints that conform to the topography and reduce the need for large visible retaining or skirt walls. Any minor grading that is required should be done so as to maintain the natural existing softness of the terrain as in gentle, rounded and varied contours.

## **Retaining Walls**

Where retaining walls are needed, use every effort to minimize visual impact of the wall through such means as limiting heights and creating opportunities for “softening” through landscape treatments. Retaining wall materials should complement the character of the house. All retaining wall locations, height, and materials selection will be reviewed and approved by the developer. Any lot owner wanting to alter the existing grade is solely responsible for any and all retaining walls required. All retaining wall construction must be contained within the lot lines.

## **A.3 Architectural Design**

The following architectural standards have been developed in response to the developer's desire to ensure that English Cove establishes the highest benchmark for architectural standards in the region. The purpose of these standards is not to create look-a-like residences, or to suggest that they should all use identical finishes, but rather to encourage premier custom-designed residential architecture compatible with the neighborhood.

### **Architectural Style**

No specific architectural style is required or desired at English Cove. Rather, the goal of architectural distinction is to be achieved through the use of a controlled range of complementary forms, materials, and colours. The large lot sizes and diverse settings will allow homeowners greater flexibility of building styles, materials and colours without compromising the quality of the project. Ultimately, the appropriateness of any housing type in relationship to the cohesiveness of English Cove will be considered on individual merit. Final approval will be at the discretion of the developer.

### **Complete Architectural Expression**

All building faces should be considered with equal importance and architectural treatment. Continuation of the architectural style of the home's primary or "front" elevation around to, and including, all elevations is essential. This includes the treatment of rooflines, walls, projections, and window placement.

### **Building Size**

There is no predetermined appropriate square footage of residences in context to lot size in the development. However, homes that are excessively large or small for their sites and their contexts can distract from the setting. Homes with a main floor area of less than 1,000 square feet or greater than 5,000 square feet will be discouraged. In all cases minimum and maximum allowable homes sizes will be at the sole discretion of the developer.

### **Height of Structures**

The developer will consider suitability of building height to the site and its surroundings in order to minimize the impact of structures on neighboring lots.

### **Building Massing**

To encourage homes that are compatible with their hillside setting, massing will be regulated. The majority of the building massing will mirror the slope of the land. Individual taller elements will be allowed if they are compatible with the overall house design and do not block adjacent view corridors.

### **Roofs**

Roofs are an important part of the visual environment and shall be carefully designed to harmonize their visual impact within the community. Pitched roofs and

hip roofs, or a combination of these forms, is encouraged. All roofs will be considered by the developer on a case-by case basis.

### **Garages and Driveways**

Garages, where possible, should not be the prominent element of the building and should be oriented such that the garage door is not the dominant element of the building facade. Consideration should be given to siting the garage in a manner that the doors do not directly face the road. Detached garages that complement the house are encouraged. Provisions are to be made for a maximum of two additional cars to be parked on the lot. Select these locations to minimize the visibility from adjacent home sites.

### **Driveway Materials**

Driveway materials may vary as they relate to individual architecture. Gravel is acceptable. Water permeable paving materials are encouraged.

### **Gateway Feature**

All homes at English Cove are encouraged to create individual architectural expressions at the road entrance through the use of appropriate gateway features. Entry elements such as gate posts, entry gates, and landscape walls should be designed as an architectural extension of the primary home.

### **Exterior Materials and Finishes**

In general, all exterior materials should be of the highest quality that blends with the natural landscape. The following materials are provided as a guideline, and are not intended to limit architectural creativity and merit. The aesthetic merits of any combination of exterior materials are subject to review and approval by the developer in order to maintain the architectural integrity and consistency at English Cove.

- **Walls**  
Acrylic stucco, slop dash stucco, cedar siding, architectural concrete, wood shingles, board and batten, natural stone and brick are permitted. Vinyl siding is not permitted.
- **Colour**  
All exterior colours are subject to prior approval by the developer. The colour of all exterior materials should be subdued to blend with the natural landscape. Earth tones are encouraged although muted accent colours that are used judiciously and with restraint may be permitted. Consideration of natural colours found in the terrain is encouraged. In no case will colours approaching the primary range (red, blue, and yellow) be permitted. It is the intent at English Cove to preclude the use of colours that would appear out of place with its natural location.
- **Roofs**  
Roofing materials with the highest standards of fire resistance are encouraged, such as; concrete tile, clay tile, slate, copper, asphalt, lead, or zinc.

## **Terraces and Decks**

Outdoor living will certainly be one of the great pleasures of owning a home at English Cove. The nature of the landforms will influence the choice of appropriate exterior living spaces such as yards, terraces, and raised decks. Yards and terraces should be designed to be an extension of the architecture, while also responding to the land's natural contours. The landscape provides a key element in a comprehensive design that integrates the man-made features with the natural terrain and vegetation. Natural materials such as stone walls should be used as a transition from naturalized areas to more contained man-made landscapes.

Decks should be carefully designed to preserve the beauty of the home as seen from the lake and neighboring properties. Great care must be taken to consider the aesthetics of the undersides and finish of decks and terraces, where visible, especially on upper hillside sites. Consideration must also be taken to support the deck with elements of sufficient visual substance so they appear architecturally integrated with the residence itself.

## **Swimming Pools and Spas**

In order to achieve a feeling of compatibility with the surrounding natural and man-made elements, the size, shape, and site placement of swimming pools and spas must be carefully considered. Pool and equipment enclosures must be architecturally related to the house and other structures through the use of walls or courtyards so that they appear to be a visual extension of the home. Covers such as inflatable bubbles will not be acceptable.

## **Accessory Buildings and Garages**

Any building or structure other than the principal home should be designed in a style and material consistent with the principal dwelling, and be suitable for residential purposes only (for example, garden storage, garages, or pool equipment).

## **Antennas**

No exterior radio antenna, C.B. antenna, television antenna or other antenna of any type will be permitted on any buildings or on any of the lots. No satellite dish above 0.76 metres (2.5 feet) in diameter is allowed. Satellite dishes should not be visible from the fronting road.

## **Kennels**

Dog kennels, when authorized and approved in writing by the developer, must be screened and constructed with the long dimension contiguous to the adjacent dwelling and not visible from the road.

## **Mobile Homes**

Mobile homes will not be permitted.

## **Recreation Equipment, Commercial Vehicles, and Other Objects**

The following types of vehicles and other items are not allowed to be parked or kept on any lot unless they are enclosed in a garage or ancillary building, or located in the backyard and completely screened from view from any road or from any neighbors by landscaping or fencing:

- recreational vehicles
- trucks or commercial vehicles of more than one ton capacity
- utility trailers
- campers
- travel trailers
- buses
- boats
- partially wrecked or discarded vehicles
- fuel tanks
- service yards
- firewood, trash and other unsightly vehicles and objects.

## **Screening**

Screening by means of appropriate landscape elements is desirable. If built screens are permitted and approved by the developer, the design of such screens will be consistent with the design of the house.

## **Fencing**

The greatest preservation of the natural environment at English Cove would be achieved if no fences were to be built. We understand, however, that there is a functional need to enclose areas for privacy and for protection of children and containment of pets.

Fencing, where required, should be designed to appear as an extension of the architecture and architectural materials, and used only where necessary. Natural plantings should be used to further mask the fence and its location on the site selected so that it is as unnoticeable as possible from the road and surrounding properties. Fences used as sightscreens must be conceived as an integral part of the overall design of the building, and not simply a tacked-on element dictated solely by function. In no case will walls or fences be permitted to arbitrarily delineate lot lines, although it is understood that such walls or fences may define yards, courtyards, or terraces in close proximity to the residence for the purpose of privacy. Privacy or screen walls must not exceed six feet in height, measured from the existing natural grade. Vinyl and chain link fencing is discouraged and may not be used without specific approval of the developer.

## **A.4 Landscaping Guidelines**

The landscape principles at English Cove have been developed to reflect the best of the site's natural environment, and to enhance it by the careful addition of desired landscape structures and landscape materials. All existing trees, rock outcroppings, and other significant natural features should be preserved as much as possible. Enhancement through judicious limbing, trimming, and cleaning of these existing landscape features will be allowed under the developer's approval. The selected landscape material should emphasize the use of trees and plants that are compatible with the natural Cape Breton hillside environment.

Additionally, special care and attention must be given to the placement and mature size of all plant materials to both enhance the neighborhood and respect neighboring properties' views. We strongly encourage all homeowners to engage the services of a qualified landscape architect to ensure that all landscape treatments are given the same high level of attention as the home architecture.

All sides of the yard are to be treated with equal attention as an important part of the overall attractiveness of the community. As a result, it is important that all homeowners maintain a minimum standard of quality. The following guidelines are not intended to control personal expression or limit design in the development of yards. Designs will be reviewed for integrity, plant maturity, and stylistic influences.

### **Level of Landscape Treatment**

The landscape plan should incorporate very generous plantings of trees and shrubs, both coniferous and deciduous, in attractive groupings. Plantings designed in less conventional ways incorporating large rocks, small brick or rock walls, water features and exterior lighting are encouraged. Large expanses of lawn, uninterrupted by plantings, will not be acceptable. The selected shrub and tree species should generally be of an indigenous variety. Trees, as well as any trellises, arbours, or gazebos, must be carefully located on each lot so as not to significantly restrict views from neighboring homes. Variances to these minimum-planting requirements may be permitted by the developer if plans incorporating very interesting and attractive design elements are proposed. All shrubs should be tightly spaced resulting in a dense appearance according to their growing characteristics. Artificial features such as statuary and pre-cast ornaments must be discreet. All disturbed areas on the lot must be fully planted and maintained with drought-tolerant species of grass and shrubs to eliminate soil erosion and run-off onto neighboring lots and over the crest of steep slopes.

### **Exterior Lighting**

Indirect lighting (defined as having the light source itself shielded and not directly visible from adjoining properties or roads and other public places) is permitted, provided the intensity and number of sources is not excessive.

### **Temporary Landscape Treatment**

Each owner will be required to keep their property free of unsightly objects and weeds.

## A.5 Environmental Integrity

The developer's vision of English Cove is intended to provide direction in the planning, design, and construction of the project in a manner compatible with the environment. Consistent with this vision, it is our hope that individual homeowners will adopt sustainable development strategies as an important part of their new home planning. The following guidelines are intended to reduce energy consumption, conserve water and otherwise minimize impacts on the local ecosystem.

- **Landscape Design: Preserve Natural Features**  
Identify significant landscape elements on your home site such as key natural features, signature trees, and naturalized areas for preservation.
- **Landscape Design: Plant Choice**  
Include native and low water plantings in your landscape design. By using native plants you help support local populations of butterflies and songbirds. Native and low-water plants require little or no irrigation after they have been established,. This will reduce water consumption.
- **Percolate Rainwater**  
Incorporate rain gardens (areas designed to accumulate and percolate rainwater) and other storm water management features into gardens in a manner that complements your landscape design.
- **Permeable Paving**  
Use gravel or pavers with paved wheel strips for driveways or other design methods to permit water to percolate into the soil.
- **Outdoor Lighting**  
Specify outdoor lighting to minimize the light that escapes beyond your property line or into the night sky in order to reduce light pollution.
- **Rain Harvesting**  
Harvest and reuse rainwater for landscape irrigation through various means, such as built-in cisterns to portable rain barrels.
- **Materials, Resources, and Waste Management Cut and Fill**  
Minimize cut and fill through an efficient driveway design that minimizes both length and width of driveways. Similarly place all structures on the site to minimize site impacts and environmental impact.
- **Site Materials**  
Wherever possible, try to re-use materials from your home site, such as rock, excavated fill, topsoil, and wood. This reduces the cost of hauling it away and creates a sense of place by tying in new design into the landscape with local materials.
- **Wood Treatment**  
Avoid the use of arsenic-containing wood products in your landscaping, as they introduce problematic poisons into your garden and the groundwater.

# Design Review Process

This design review process has been structured to assist home owners and their builders to successfully interpret the guideline requirements and obtain approval of their plans as quickly as possible. All home plans for this subdivision must be submitted to the developer or the developer's appointed representative for review and approval.

## B.1 Compliance Deposit

A refundable compliance deposit of \$5,000.00 is due prior to the commencement of the review process. The deposit is payable to the developer. The developer will retain the compliance deposit, or portion of it, for any of the following infractions:

- a. Violation of any design guidelines and approvals, including landscape and tree retention guidelines;
- b. Changes to the approved design plans made without approval of the developer;
- c. Failure to clean up the site;
- d. Unauthorized dumping; and
- e. Failure to remove excavation material spilled on roads, or neighboring lots.

The developer requests an application in writing for the return of the compliance deposit after the completion of all home construction, as approved through this Design Review Process. A completed home will include:

- a. Exterior elevations, driveways, final exterior paint;
- b. Site cleanup (by either the developer or lot owner);
- c. Site landscape; and
- d. Approved final inspection as described in these guidelines.

Please note that there will be no interest paid on this compliance deposit.

## B.2 Pre-Design Meeting

A pre-design meeting between the developer and the owner or the owner's agent is strongly recommended, and should precede the commencement and submission of design plans. This requirement may be waived at the discretion of the developer. The pre-design meeting is intended to cover the scope of the guidelines as applicable to the lot in question. Additionally, relevant architectural character and general development opportunities and constraints will be discussed.

## **B.3 Preliminary Review Submission**

Upon the completion of the pre-design meeting, the owner or the owner's agent will submit the following plans, drawings, and other information as required to the developer for approval:

1. One copy of the site plan (at 1/16" = 1'-0") with the following information indicated:
  - Existing topography and the location of the exterior wall at each floor;
  - Proposed floor levels;
  - The driveway location with slope calculations; and
  - A typical cross-section indicating the setting of the house on the lot and its relation to the facing road.
2. A road fronting and ocean/lake elevation or perspective sketches indicating the architectural character of the house.
3. Any other information and material that the developer may require to address the specific conditions of the lot in question.
4. Upon receipt of a preliminary approval application, a meeting with the developer will be arranged to review the proposal and identify deficiencies to be addressed at the formal submission.

## **B.4 Formal Submission**

Once the developer has granted preliminary approval, the owner or the owner's agent shall prepare a full design submission for the developer's review and approval prior to making an application for a building permit. The submission will include the following:

1. Two sets of 11 x 17 drawings containing the following:
  - i. Position of the house on the lot;
  - ii. A typical cross-section indicating the final setting of the house on the lot and its relationship to the facing road;
  - iii. Position of statutory rights of way, easements and covenants, etc;
  - iv. Position of accessory buildings, fences, pools, retaining walls, etc;
  - v. Driveways and walkways;
  - vi. Grades and slopes;
  - vii. Floor plans showing all levels;
  - viii. Elevations illustrating all sides of the house;
  - ix. Garage floor and first floor finished elevation to the site datum;
  - x. Elevations of roof peaks;
  - xi. Exterior materials; and
  - xii. Confirmation of guideline-specified roof material.
2. A set of photos of the site and adjacent lots/homes may be requested at the discretion of the developer.

## **B.5 Colour Samples**

A colour sample sheet of all exterior wall materials, trim and roof material must be submitted for approval to the developer. The colour sample panel may be submitted at the time of full design submission, or up to 30 days after receiving approval. Approvals granted without the colour sample panel will be contingent on the subsequent approval of the colour panel.

## **B.6 Landscape Plan**

The detailed landscape plan (at 1/16"= 1'-0"scale) is required to include the following:

- The position of all buildings on the lot.
- Details of the location and materials of all fences and retaining walls.
- A planting plan with a list showing the quantities and sizes of the proposed plant materials..
- The location and materials of all landscape elements, including driveway, patios, paths, swimming pools, accessory structures, and so on.

The landscape plan may be submitted at the time of full design submission, or prior to commencement of landscape construction. Approvals granted without the detailed landscape plan will be contingent on the subsequent approval of the detailed landscape plan.

## **B.7 Resubmitting Fees**

The developer may charge a resubmission fee to the owner if they are required to resubmit their application due to significant changes in the design.

## **B.8 Approval**

The developer may, within fifteen (15) working days of receipt of the full design submission, make a decision at its absolute discretion to approve or disapprove the plans submitted. The developer may, before making a final decision, communicate any changes desired by the developer to the owner or the owner's agent. If the owner or the owner's agent does not consent to the changes and submit new plans including the changes within fifteen (15) working days, the developer will make an approval decision based on the original plans and drawing submitted.

The developer will, within five (5) working days of making a decision, give notice in writing to the owner or the owner's agent, indicating that decision. In the event that the owner or the owner's agent does not receive notice of this decision within fifteen (15) working days of the developer's receipt of the plans or drawings, it will be assumed that the developer has not approved the submitted plans and drawings. In this case, it is expressly declared that:

- The developer may arbitrarily withhold approval in the event that the plans and specifications are not drawn and stated in strict accordance with these mandatory design guidelines; and

- The developer, acting reasonably, may withhold approval in the event that the plans and specifications are not drawn and stated in accordance with other controls that the developer may, from time to time, impose.
- The refusal or failure of the developer, acting in accordance with the terms of this declaration, will not be considered actionable by any person under any circumstances, since it is at the sole discretion of the developer to grant or withhold said approval, subject only to the provisions herein stated.

## **B.9 Inspection and Release of Compliance Deposit**

Requests for inspections are to be made, in writing, to the developer immediately upon completion of home construction, and upon completion of landscaping.

Failure to comply with the plans and other information as submitted and approved will result in the loss of the compliance deposit, without prejudice to any other remedies which may be available to the developer.

Upon inspection and approval by the developer, the compliance deposit will be released. Fifty percent (50%) of the compliance deposit will be released upon a successful inspection by the developer of completion of home construction. The remaining fifty percent (50%) of the compliance deposit will be released upon a successful inspection by the developer of completion of landscape construction. No inspection performed by the developer is in any way a structural inspection nor is it in lieu of inspections required by and Federal, Provincial or local authorities. Furthermore, failure by the developer to identify infractions of these guidelines does not, in any way, relieve the owner or the owner's agent from the obligation to abide by the guidelines and the restrictions herein contained.

# Construction Regulations

These regulations exist to provide a well-planned and attractive neighborhood that minimizes disruptions and nuisances to existing home owners and the surrounding neighbors. This will require the cooperation of every owner, builder and sub trade.

## C.1 Legal Survey

The owner should first visit the site to note unusual siting or grading problems that vary with grading plans. This site inspection should also reference legal, grade, easement and other engineering plans to ensure that there are no conflicts between driveway locations, electrical, telephone pedestals, and so on.

## C.2 Site Grading Plan

Site grading must conform to approve site grading plan.

## C.3 Damage to Utilities

The cooperation of all contractors and sub trades is requested to prevent damage to telephone pedestals, power poles and other structures. If damage occurs to services adjacent to any specific lot, repair charges may be deducted from the compliance deposit.

## C.4 Garbage Pick-Up

Contractors will ensure that the appropriate containers are provided on the building site to adequately contain waste material construction. Containers will not be permitted on the road or adjoining property.

## C.5 Waste Material And Litter On Building Site

Contractors are requested to maintain a clean work site daily and control waste materials and litter on each site to avoid dispersal by wind. If proper clean up does not occur, the developer will remove the debris and the associated cost will be deducted from the owner's compliance deposit.

## C.6 Foundations

It is the responsibility of the owner or the owner's agent to determine the bearing capacity of soil on which the owner intends to build and design the foundations. Foundation design should minimize excavation and take advantage of natural grades wherever possible. Owners are advised to secure professional soil investigations and foundation design recommendations, as necessary for proposed buildings.

## C.7 Hours Of Construction

Hours of construction for all exterior work will be as allowed under the local bylaws, giving regard to the other members of the community.

## **C.8 Truck Routes**

Construction vehicles are to respect the use and regulations of local truck routes.

## **C.9 Miscellaneous And General Practices**

On-site activity will be free of all obscenities or indecent behavior. All owners will be responsible and liable for the conduct and behavior of their agents, representatives, builders, contractors and subcontractors while on the premises of the development. Furthermore, the following practices are prohibited:

- Changing oil on any vehicle or equipment on-site or at any other location within the development.
- Careless treatment or removal of any plant material not previously approved for removal by the developer.
- Allowing concrete suppliers, plasterers, painters, or any other subcontractors to clean their equipment other than at locations specifically designated for that purpose by the developer.
- Using or removing any rocks, plant material, topsoil, or similar items from any property of others within the development including other construction sites.
- Pets, particularly dogs, are discouraged; if brought into the development by construction personnel, they should be bound by leash at all times. In the event of a violation of this policy, the developer has the right to contact the local authorities to impound the pets, to refuse to permit the builder or subcontractor involved to continue to work on the project, or to take such action as may be permitted by law.
- Construction access during the time a residence or other improvement is under construction will be over an approved driveway for the lot, unless the developer approves alternative access. In no event will more than one construction access be permitted onto any lot.
- Dust and noise control is the responsibility of the owner or the owner's agent, including loud music from the construction site.
- Construction signage (temporary) is limited to one sign of no greater than six square feet of surface area. Signs must be located within the construction envelope.

Also:

- Use protective rock fall fencing during excavation in proximity to slopes.
- Use "blast mats" and the minimum charge size for all required blasting.