



ISLAND VIEW HARBOUR - ARCHITECTURAL GUIDELINES

*The information contained herein is provided as a guide to be used by purchasers only. The **Developer** and his Designated Consultants make no warranties or representation as to the accuracy or completeness of these guidelines. Purchasers shall be fully and solely responsible for all designs, which follow these guidelines, and for the conformance to the appropriate building codes. These guidelines may be altered, amended or varied by the Developer in sole and absolute discretion. The detailed guidelines are contained in the Restrictive Covenant registered against the subdivision. For additional details, please contact the Developer.*

SUBDIVISION APPEARANCE

Cottage Design: The objective of these architectural guidelines is to achieve the highest possible standard of visual appeal in the subdivision for the immediate and long term benefit to the Homeowner.

Cottage Size: Main Floor Area

Cottage/Cabin: **800 sq. ft. footprint** on a fixed foundation.
There are also provisions for **second** floor as well.

The Review Consultant of the Developer will be allowed some discretion but only where he is satisfied that the design object of value preservation is achieved. Consideration is given to optimizing sight lines and creating acceptable size transitions between adjacent homes and areas.

- Minimum setback from front: **11.5 Feet**
- Minimum setback from back: **5.0 Feet**
- Minimum setback from sides of lot: **5.0 Feet**

Landscaping & Fencing: There is no requirement for fence in-between lots. If the homeowner would like to build a fence only a '**Green Fence**' will be permitted. It is the responsibility of the homeowner to place and maintain a '**Green Fence**'. This fence can consist of trees and/or shrubs of your choice. The fence height should be **between a minimum of 4 feet to a maximum of 6 feet**.

Garage and Driveways: A single garage is permitted on the lot. Recreational Vehicles are permitted on the lot. They must be models from the year 2000 and on, nothing older will be permitted at Island View Harbor. Recreational Vehicals must be in good condition and can be subject to scrutiny by the developer.

Excavation Material: All Builders must ensure that all excavation is kept within the confines of their lots. Any spillage on a road, lane, sidewalk or neighboring lot must be removed immediately or The Developer will arrange for its removal and invoice for expenses.

Clean Up: Builders should encourage timely removal by all sub trades of litter on budding sites. Failure to comply will result in a clean-up bill being charged to the lot owner. Supply of bins by the Builders is

recommended. Any general clean ups of the subdivision implemented by the Builder can and will be charged pro-rata to all Builders.

APPROVAL PROCESS

- **Prior to building, the Builder inspects the lot and all services. All discrepancies or damages are to be reported in writing with the application.**
- Before applying to the County development permit, the applicant shall submit plans for approval to the **Developer** Applications shall include the following:
 - a) Two complete sets of house plans; b) Plot plan, prepared by designated surveyor, showing lot house grades and drainage pattern, floor and garage elevations; and c) Completed application form.
- There will be a \$2,000 damage deposit or a Letter of Credit and is due prior to house plan and grade approval. Damage Deposit returned after the Developer implements a final inspection. If there has been significant damage to areas outside of buyer's lot, the deposit will be used to rectify the damage.
- **The Developer** will review the plan and recommend approval, modification, or rejection of the application based on the adherence of the plans to these guidelines. This decision should be made within three days of submission. Should disputes arise, The Developer shall make the final decision on the acceptability of plans. Once approved, The Developer will send a copy of the application indicating any changes to the applicant. After approval, the plans **may not** be altered without prior approval of The Developer.
- **The Developer** will keep an up-to-date record of plans showing house types, colour, rooflines and grades, to advise the applicants of how their proposed house will best fit into the existing situation.
- The applicant is responsible for notifying the **Developer** that the house is complete and ready for inspection. This notice must be in writing and contain a lot grading certificate, signed by an A.L.S., certifying that the lot has been graded as per approved lot grading plan provided by (Engineering). In addition, the applicant must obtain a lot grading inspection report from the County of Lac Ste. Anne and provide it to the **Developer**.
- **Construction will be inspected** once completed to ensure compliance with these guidelines. If the lot grading certificate is in order and the landscaping is acceptable, the landscape deposit will be refunded in full. Approval of any and all house plans will be at the sole and unfettered discretion of the **Developer**.
- No stake out granted until approved by the **Developer**.