

-2 OCT 2006 12 01 LA137261

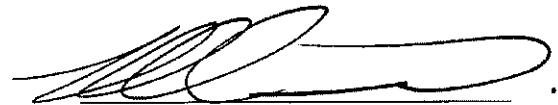
LAND TITLE ACT  
FORM 35  
(Section 220 (1))DECLARATION OF BUILDING SCHEMEC-6520  
(SRS)NATURE OF INTEREST: CHARGE: Building Scheme

HEREWITH FEE OF \$65.20

Address of person entitled to apply to register this building scheme:

#300, 4075 - 106<sup>th</sup> Street  
Edmonton, AB T6J 7H3

Full name, address, telephone number of person presenting application:

Davidson & Company, Lawyers  
#400, 3205 - 32nd Street  
Vernon, BC V1T 2M4  
Telephone: (250) 545-5344  
(File No. KLC/106654/tlw)Signature of Applicant or  
Solicitor or Authorized AgentWe, **THE RIDGE DEVELOPMENTS LTD.**, Incorporation Number 663158, declare that:

1. We are the registered owner in fee simple of the following lands (hereinafter called "the lots"):

Parcel Identifier 026-789-604  
Lot 1, DL 5264, ODYD, Plan KAP81761  
Parcel Identifier 026-789-612  
Lot 2, DL 5264, ODYD, Plan KAP81761  
Parcel Identifier 026-789-621  
Lot 3, DL 5264, ODYD, Plan KAP81761  
and an undivided 1/5 share in Lot 32, Plan KAP81761  
Parcel Identifier 026-789-639  
Lot 4, DL 5264, ODYD, Plan KAP81761  
and an undivided 1/5 share in Lot 32, Plan KAP81761  
Parcel Identifier 026-789-647  
Lot 5, DL 5264, ODYD, Plan KAP81761  
and an undivided 1/5 share in Lot 32, Plan KAP81761  
Parcel Identifier 026-789-655  
Lot 6, DL 5264, ODYD, Plan KAP81761  
and an undivided 1/5 share in Lot 32, Plan KAP81761  
Parcel Identifier 026-789-663  
Lot 7, DL 5264, ODYD, Plan KAP81761  
and an undivided 1/5 share in Lot 32, Plan KAP81761  
Parcel Identifier 026-789-671  
Lot 8, DL 5264, ODYD, Plan KAP81761  
Parcel Identifier 026-789-680  
Lot 9, DL 5264, ODYD, Plan KAP81761  
Parcel Identifier 026-789-698  
Lot 10, DL 5264, ODYD, Plan KAP81761

01	06/10/02 12:11:08 01 KL	955227
CHARGE		\$65.20

ABSTRACT REGISTRY

Parcel Identifier 026-789-701  
Lot 11, DL 5264, ODYD, Plan KAP81761  
Parcel Identifier 026-789-710  
Lot 12, DL 5264, ODYD, Plan KAP81761  
Parcel Identifier 026-789-728  
Lot 13, DL 5264, ODYD, Plan KAP81761  
Parcel Identifier 026-789-736  
Lot 14, DL 5264, ODYD, Plan KAP81761  
Parcel Identifier 026-789-744  
Lot 15, DL 5264, ODYD, Plan KAP81761  
Parcel Identifier 026-789-752  
Lot 16, DL 5264, ODYD, Plan KAP81761  
Parcel Identifier 026-789-761  
Lot 17, DL 5264, ODYD, Plan KAP81761  
Parcel Identifier 026-789-779  
Lot 18, DL 5264, ODYD, Plan KAP81761  
Parcel Identifier 026-789-787  
Lot 19, DL 5264, ODYD, Plan KAP81761  
Parcel Identifier 026-789-795  
Lot 20, DL 5264, ODYD, Plan KAP81761  
Parcel Identifier 026-789-809  
Lot 21, DL 5264, ODYD, Plan KAP81761  
Parcel Identifier 026-789-817  
Lot 22, DL 5264, ODYD, Plan KAP81761  
Parcel Identifier 026-789-825  
Lot 23, DL 5264, ODYD, Plan KAP81761  
Parcel Identifier 026-789-833  
Lot 24, DL 5264, ODYD, Plan KAP81761  
Parcel Identifier 026-789-841  
Lot 25, DL 5264, ODYD, Plan KAP81761  
Parcel Identifier 026-789-850  
Lot 26, DL 5264, ODYD, Plan KAP81761  
Parcel Identifier 026-789-868  
Lot 27, DL 5264, ODYD, Plan KAP81761  
Parcel Identifier 026-789-876  
Lot 28, DL 5264, ODYD, Plan KAP81761  
Parcel Identifier 026-789-884  
Lot 29, DL 5264, ODYD, Plan KAP81761  
Parcel Identifier 026-789-892  
Lot 30, DL 5264, ODYD, Plan KAP81761  
Parcel Identifier 026-789-906  
Lot 31, DL 5264, ODYD, Plan KAP81761  
Parcel Identifier 024-656-291  
DL 5264, ODYD except Plan KAP81761

2. We hereby create a building scheme relating to the lots.
3. A sale of any of the lots is subject to the restrictions enumerated in the schedule attached or annexed hereto.

4. The restrictions shall be for the benefit of all of the lots provided, however, that the registered owner expressly reserves the right to exempt any of the lots remaining undisposed of at the time the exemption takes effect, from all or any of the restrictions set out in the Schedule of Restrictions and from the benefits of this building scheme. Notwithstanding a lot may be exempted from all or any of the Restrictions set out in the Schedule of Restrictions herein, the lot will at all times remain subject to the provisions of the Regional District of North Okanagan Zoning By-Law No. 1926/2004 and the Regional District of North Okanagan Building By-Law No. 1747/2003.

Officer Signature(s)



**KENNETH L. CHRISTENSEN**  
Solicitor  
3205 - 32nd Street  
Vernon, BC • V1T 2M4

Execution Date

Y	M	D
2006	09	20

Transferor(s) Signature(s)

**THE RIDGE DEVELOPMENTS  
LTD.**

  
Judd Buchanan
**OFFICER CERTIFICATION:**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C., 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

## **The Ridge at Silver Star**

### **Statutory Building Scheme**

1. **Definitions.** For the purposes of this Building Scheme the following words and phrases shall have the following meanings:

**“Administrator”** means Carrington Resorts Ltd.

**“Authority”** means any municipal, provincial or other governmental authority having jurisdiction over the use and development of the lands including without limitation the North Okanagan Regional District;

**“Building Scheme”** means this Declaration of Building Scheme and includes the Neighborhood Architectural Guidelines;

**“Improvements”** means and includes but is not limited to buildings and out buildings, parking areas, storage areas, fencing, walls, hedges, landscaping, plantings, poles and any structures of any kind located above or below ground and includes the excavation or removal of trees, fill or ground cover and any land fill or deposit of any soil or other like substances;

**“Lands”** means the lands as defined in the Declaration of Building Scheme to which these restrictions are attached;

**“Lot”** or **“Lots”** means in the singular or plural any portion of the lands constituting a single legally subdivided area in accordance with the requirements of The Land Titles Act and Condominium Act and including bare land strata lots and common property of a strata corporation;

**“Owner”** means a person registered in the Land Title Office as the owner of a Lot;

**“Plans and Specifications”** means those plans and specifications for proposed improvements which will include, without limitation the plans described in section 3.

2. **Restrictions.** The following restrictions apply to all Single Family and Duplex lots within this building scheme:
- a. No improvement may be constructed, installed or replaced on a Lot unless the Plans and Specifications for the Improvement have been approved in advance and in writing by the Administrator in accordance with Section 3;
  - b. No improvements on any lot may be used for human occupation unless the Improvements comply with the Plans and Specifications approved by the Administrator;
  - c. Landscaping, in accordance with the Plans and Specifications approved by the Administrator for the Improvements, must be completed within 1 year of substantial completion of the residential unit on a lot, failing which, the occupancy permit will be suspended.
  - d. No individual wells or water systems are permitted to exist on any Lot;

- e. No overhead power, telephone or cable lines or poles are permitted on any Lot;
  - f. No temporary structures, trailers or residences are permitted on any Lot;
  - g. No house trailers, travel trailers, mobile homes, campers, recreation vehicles or similar vehicles capable of providing overnight accommodation and no unlicensed vehicles, commercial trucks, boats, equipment or machinery are permitted to be located, kept or stored on any lot except within enclosed roofed buildings or garages or in any areas with adequate screening as approved in writing by the Administrator;
  - h. No satellite dishes are permitted on any lot except for the digital type which are less than 600 millimeters in diameter;
  - i. No solid fuel (wood, coal, pellets, etc.) burning fireplaces, stoves or furnaces are permitted at any time on any lot, provided that this shall not restrict the use of natural gas burning appliances which are certified as clean burning;
  - j. No basement in a residential dwelling shall be used for human habitation unless in compliance with the rules, regulations and bylaws of any government authority restricting such habitation.
  - k. No owner shall permit the construction of any Improvements prior to 7:30 a.m. or continue later than 9:00 p.m. provided that an owner will be subject to any other rules and regulations of any government authority which may further restrict the time of construction activities.
  - l. No owner shall permit the removal of any trees larger than 8" Dia. without the written approval of the Administrator.
  - m. In an effort to maintain the best possible skier access to each individual property the construction of fences or any other unnatural barriers to skier movement on private property or on any dedicated easements is not permitted. All areas not covered by the permitted buildings must remain in their natural state and remain accessible to skiers.
  - n. All shower heads must be of the low flow variety and all water closets shall be restricted to 6 Liters per flush.
  - o. No rubbish, debris, garbage or waste of any nature whatsoever is allowed to accumulate upon or be stored on any lot.
  - p. No poultry, swine, sheep, horses, cows, cattle, goats, chickens, roosters, or other farm animals or livestock are permitted to be kept on any Lot except only domesticated household pets provided that the domesticated household pets may not be kept for sale or in any way in which those domesticated household pets may be or become an annoyance or a nuisance to the Owner of the other Lots.
3. **Request for Plan Approval.** In requesting approval by the Administrator, the following are the Plans and Specifications which at a minimum must be provided to the Administrator under this Building Scheme:

- a. **Site Plan** at a scale not smaller than 1:200 clearly illustrating the footprint of all proposed structures and Improvements, location of driveways, walkways and parking areas, front , rear and side yard setbacks and lot grading and drainage at .5m. intervals and underground utilities;
- b. **Dimensioned Floor Plans** at a scale not smaller than 1:200 of each floor of all proposed Improvements and structures showing dimensioned wall layouts, dimensioned window and door locations, plumbing fixture locations, finished floor elevations and mechanical equipment shown to scale.
- c. **Foundation Plans** at a scale not smaller than 1:200 showing footing sizes and locations, any slabs on grade, detailed sections through footings showing reinforcing, drainage, vapor barriers, damp proofing etc.
- d. **Dimensioned Elevation Plans** clearly illustrating building size, height, and exterior finish materials and colors, roof design, roof slope, roof materials and colors.
- e. **Architectural Detail Plans** are required of the exterior walls, roof to wall transitions, window and door schedules and specifications, exterior trim, exterior molding details, cornice sections, dormer details, and any other railing or exterior elements must be shown.
- f. **Structural Plans** one plan per floor including roof with all joists, walls, headers, chases, chimney framing details called out for all material and dimensions
- g. **Roof Plan** indicating surface areas of all roof planes and proposed snow retention or control devices.
- h. **Landscape Plan** showing all trees to be removed over 8" in diameter outside the building footprint, proposed plants and trees, retaining walls with dimensions and materials, proposed walkways and driveways including materials, drainage plan, exterior lighting.
- i. **Drainage Plan** showing all finished grades and final drainage plan including foundation drain outfalls
- j. **Construction Drainage Plan** clearly illustrating method of run off quality control during construction and location of fencing to preserve watercourse buffers where applicable.
- k. **Snow Shed Design Plan** showing the exterior walls, doors, windows, building additions and eaves relative to the property lines and any adjacent building; and engineering calculations showing if, when and how the roof will shed snow.

In addition to the foregoing an Owner may, prior to obtaining approval for an Improvement, be requested to provide materials and /or color samples. The administrator shall consider all Plans and Specifications submitted to it for compliance with the Design Guidelines and such other factors as the Administrator may in its discretion deem appropriate.

4. a. **Notice to Regional District.** Written approval from the Administrator of the Statutory Building Scheme must be provided with each application for development permit submitted to the Regional District.

Regional District of North Okanagan  
 9848 Aberdeen Road  
 Coldstream, BC V1B 2K9  
 Phone 250 244 2933  
 Fax 250 550 3701

- b. **Notice to Administrator.** Any notice or Plans and Specifications to be delivered to the Administrator shall be delivered personally or sent by pre-paid mail to:

Carrington Resorts Ltd.  
P.O. Box 70  
Heffley Creek, B.C.  
V0E 1Z1  
Attn: Ernie Kalinocka

Phone 250 244 2933  
Fax 250 578 7085

Or to such other address as the Administrator may specify. Notice to the Owner may be given as the Owner may request or the Administrator may give any notice by delivering personally or by pre-paid mail to the address of the Owner shown on the title to the Lot.

Any communications will be considered to have been given and received on the day of actual delivery or in the case of communication by mail, on the date of receipt by the administrator. The administrator will provide written approval of compliance with the Statutory Building Scheme to the Regional District of North Okanagan.

5. **Exemption by Grantor** Pursuant to section 220(3) of the Land Titles Act, The Ridge Developments Ltd. as the grantor of this Building Scheme, hereby reserves the right to exempt any Lot or Lots remaining undisposed at the time of the exemption from all or any of the restrictions and benefits in this Building Scheme.

## The Ridge at Silver Star

### Design Guidelines

#### **1. Purpose**

The purpose of these guidelines is to ensure that a high standard of architectural appearance and landscaping compatible with neighboring lots and the ambience of the mountain resort community is maintained in The Ridge subdivision at Silver Star Ski Resort.

#### **2. Site Development**

##### **2.1 Building Site**

The placement of buildings should respect the site by fitting into the existing topography. Building siting should respond to the following:

Topography and lot shape  
Geological/soil conditions  
Hydrology, flood elevation, and drainage systems  
Existing vegetation  
Views into and out of the site  
Solar exposure  
Access and circulation  
Snow management  
Parking and driveway grading

The design and siting for a proposed building must respond to the existing and/or future planned development on adjacent lots. The proposed project must take into consideration its effect on privacy, view lines and overshadowing of the neighboring properties.

##### **2.1.1 Setbacks**

Buildings must comply with the building setback requirements of Sections 502(16) to 502(20), inclusive, of the Silver Star Mountain Zoning Bylaw No. 1926, 2004 or amendments thereto.

##### **2.2 Lot Clearing**

In keeping with the objectives of creating a subdivision that blends into the surrounding topography, every effort should be made to maintain areas of natural vegetation within each lot.

- a. The site plan must indicate areas where natural vegetation is to be preserved (tree preservation zones) and no trees are to be removed from the tree preservation zones without the approval of the administrator.
- b. No owner shall permit the removal of any trees larger than 8" Dia. from his lot without the approval of the Administrator.



### **2.3 Grading and Drainage**

Buildings and driveways should be located carefully on the site with every effort made to minimize grading and excavation. All proposed grading must be shown on the site plan submitted for approval.

Grading and drainage requirements of a lot must be resolved within the property boundary and all cuts and fills must blend into the existing site conditions.

Man-made slopes cannot be steeper than 2:1(horizontal:vertical)without the incorporation of retaining walls constructed of rock stacks or an approved manufactured concrete or stone retaining wall system. Retaining walls are limited to 2.0 meters in height.

New construction and grading within the lot must not interrupt the subdivision drainage patterns or cause the discharge of water onto adjacent lots.

Run-offs from roofs, ground pavement, and snow storage areas must be collected and directed to natural or improved drainage systems within the lot. Connection to the sanitary sewer is prohibited.

### **2.4 Walls and Fences**

In an effort to maintain the best possible skier access to each individual property the construction of fences or any other unnatural barriers to skier movement on private property or on any dedicated easements is not permitted. All areas not covered by the permitted buildings must remain in their natural state and remain accessible to skiers.

Fences are not permitted pursuant to Section 309 of the Silver Star Zoning Bylaw No. 1926.

### **2.5 Driveways**

It is recommended by the Silver Star Design Panel that all driveways should be surfaced in a finished asphalt blacktop as concrete is damaged by winter conditions and road salt. Maximum permitted driveway slope is 15 %.

### **2.6 Landscaping**

The landscape design for the lot should integrate new planting with existing vegetation on the lot. All planting materials installed along the edges of retained natural vegetation buffers should be native or indigenous plant material as specified in Exhibit B

The grouping of trees and shrubs is encouraged to avoid a scattered appearance. Ornamental planting is discouraged except in protected areas. Planting in "snow dump" areas must be able to survive the impact of heavy snow build-up.

No proposed site planting should block the sun or interrupt major view lines from adjacent lots.

Landscaping should seriously consider the threat of wildfire and follow the recommendations contained in the Wildfire Hazard Report prepared for The Ridge by Amabilis Forestry Service in November of 2003.

### **2.7 Utilities**

The cost of connection to these services and all connection or inspection fees levied by the utility suppliers are the responsibility of the lot owner. Owners must apply to each utility supplier and comply with their regulations regarding connection procedures.

- a. Water - Each building must be connected to the community water system operated by N.O.R.D. No individual water wells or systems shall be permitted or allowed on any lot.  
No water from any stream, culvert, ditch or pond shall be diverted, dammed, drained or tampered with without the written consent of the Administrator, N.O.R.D., M.O.T. or Land and Water B.C. Inc.
- b. Sanitary Sewer - Each building must be connected to the community sewer system operated by Silverhawk Utilities Ltd.
- c. Electricity - The electrical service must be provided by way of underground conduit. No overhead power lines are permitted to be installed on the Lots.
- d. Telephone - The telephone service must be provided by way of underground conduit. No overhead power lines are permitted to be installed on the Lots.
- e. Natural Gas - Natural gas service is provided to the property lines. Owners must apply and pay for the extension of the natural gas lines to the dwellings.
- f. Cable Television - Any cable television service must be provided by way of underground conduit. No overhead power lines are permitted to be installed on the Lots

## **Neighborhood Architectural Guidelines**

### **1.0 Architectural Theme**

Architectural Theme - The architectural theme of the Neighborhood aspires to capture the spirit of the virtues, images, natural elements, and streetscapes of the Victorian Craftsman or Arts & Crafts style of Neighborhoods created during the early 1900's. Homes in the neighborhood will reflect the design elements of the Victorian Craftsman style of architecture.

General examples of the Victorian Craftsman style of architecture may be found in design books entitled "*The Painted Ladies Revisited/San Francisco's Resplendent Victorians/Inside and Out*" and "*Arts and Crafts Home Plans*".

### **2.0 Required Architectural Elements**

**2.1 Victorian Craftsman Style Home** The homeowner must ensure that the Home exhibits the following design elements.

- a. Entrance Doors: Feature style paneled, with moderate tapered style decorative millwork.
- b. Windows: Either single or double hung vertical sliding sashes or casement windows c/w mutton grids, in groups, with moderate decorative millwork surrounds, constructed of either wood, vinyl or aluminum.
- c. Porch: Porch at least 2.0 meters deep, with sufficient floor area for sitting at least two people, with railings or shingle covered walls, and masonry-based columns with exposed beams and rafter ends on the roof.
- d. Porch Pillars: Typically short square upper wood columns resting on large piers. These piers should start at ground level and extend to a level well above the porch. Piers may taper and should be accented with a variety material including stone, brick, or shingle.
- e. Roofs: Roofs should be steeply pitched or flat. Pitched roofs should have a slope between 7/12 and 9/12 with exposed eaves and, at the gable peaks, a decorative framework treatment such as knee braces and natural rustic siding, heritage style shingles, wood shingles or clapboard. Interesting brackets or cornice work at the roof line of flat roofs complements the Victoria style. Flat jigsaw trim, turned spindles on exterior porches and shutters can radically change a simple exterior.
- f. Eave Overhangs: Main roof minimum overhang of 76 cm (30 inches), except for side yard facing eaves where the overhangs shall be a minimum of 30 cm (12 inches). Turrets shall have a minimum overhang of 30 cm (12 inches). Be aware that the Silver Star zoning bylaw does not exempt overhangs from the side yard setback.
- g. Exterior Finish: Wood or natural appearing wood-like shingles and/or horizontal board or siding with wood corner boards and a maximum vertical exposure on any horizontal lap siding no greater than 15 cm. are permitted. As well 20 cm channel siding or board and batten vertical siding with a minimum face of 20 cm is permitted. Use of vinyl or aluminum siding, soffit or fascia is not permitted. Each home is required to include three different exterior finishes.

## **2.2 Exterior Finish Elements**

- a. **Required Exterior Finish Elements** - The Homeowner must finish 20% of the exterior of the Home with one of the following materials:

- i) Stone or cultured stone
- ii) Brick or veneer siding; or
- iii) Stucco

The Homeowner must finish the balance of the exterior of the Home and any other building(s) on the Home-Site in accordance with Article 2, as applicable. The Homeowner must use colors on the exterior of the Home which are consistent with the original Victorian Craftsman style of architecture and which complement the warmth, natural materials, and natural landscape of the Neighborhood.

**Optional Finish Elements** The Homeowner must ensure that any brickwork or stonework used on the exterior of the Home, in addition to the minimum requirements under section 2.1(a), continues around the corner of the Home for at least one meter, or to a logical finishing point.

- b. **Facade Material Change** The Homeowner may only change materials used on the exterior facade of the Home at the point of an inside corner of the facade.
- c. **Wall Shingles** The Homeowner must finish any decorative exterior wall shingles on any building on the Home-Site with a solid paint, solid stain or semi transparent stain. Accenting the other exterior colors is encouraged.
- d. **Corner Boards** The Homeowner must ensure that any corner boards used on the exteriors of the Home are the same color as the exterior siding of the Home, unless they are treated as an architectural feature.
- e. **Basement** The Homeowner must finish, as a minimum, the exterior portion of the front elevation that lies below the main floor level of the Home, plus one meter side return, in a patterned concrete parging

**2.3 Corner Lot Home-Site** A corner lot is a high profile portion of the neighborhood and gives the Homeowner a responsibility and opportunity to present two side of the home with "street appeal". If the Home-Site is a corner lot, then:

- a. The Homeowner should locate the front door to the Home on the same elevation of the Homes of the adjacent Home-Sites on facing corner Lots; and
- b. The Homeowner should consider the use of multiple porches and avoid long straight building faces to create attractive and interesting elevations proportionate to the exposure and high traffic profile of corner lot Home-Sites

**2.4 Foundation Drainage** The Homeowner must ensure that the foundation drainage system for the Home discharges to a surface drainage course located on the low side of the lot and does not interfere with or erode any adjacent private or public property. Efforts should be made to mask or hide this drainage from the roadway facing the front entry to the Home.

## **2.5 Fascias and Soffits**

- a. **Fascias:** The homeowner must ensure that the fascia board height is at least 19.1 cm and that any fascia are constructed of band sawn wood material. The Homeowner may use aluminum fascia gutters providing that such gutters are mounted to the required fascia material.
- b. **Soffits:** The Homeowner must install frieze boards, cornice, or corbelling detail under all roof soffits of the Home, in accordance with the style of the Home, and must ensure that they are at least 12, cm wide. The Homeowner must finish such details in either painted or solid wood stain.

## **2.6 Chimneys**

- a. **Finish** - The Homeowner must finish all exterior fireplace and other chimney chases, if any, in brickwork or stonework.
- b. **Metal Flues** - All metal flues must be enclosed in a decorative chimney/chase to screen them from view. The Homeowner must ensure that all metal flues , if any, do not project more than 15 cm above any chase, subject to all applicable laws, and that the chase dimensions are at least 60 cm wide by 60 cm high.
- c. **Shoulder Caps and Collards** - The Homeowner shall ensure that the shoulders of any chimneys are sloped or tiered to suit their location and must finish all chimney caps and collards in a fashion that complements the design and finish of the home. Snow diverters should be considered due to the high snow load.
- d. **Masonry Chimneys** - If the Homeowner constructs a masonry chimney, then it must extend to the grade level.
- e. **Framed Enclosures** - The Homeowner may only locate framed fireplace enclosures or framed chimney enclosures clad with siding in rear facing elevations or on interior side elevations, and back from the front of the Home by a distance that is greater than half the depth of the Home.

## **2.7 Exterior Entry Elements**

- a. **Front Door** - The Homeowner must ensure that the front door to the home is visible from the front street.
- b. **Porch Roofs** - If the Homeowner constructs an exterior entry element, such as porch, veranda, or any similar structure, on the Home, then the Homeowner must construct a roof over such exterior entry element.
- c. **Roofing** - The use of long term permanent roofing material is encouraged. The following are approved roof surfaces for the Neighborhood: Flat Tile such as slate, Architectural Asphalt or Fiberglass shingles or tar and gravel or torch on with a minimum 40 year warranty.
- d. **Snow Retention** - All sloped roofs must contain adequate snow retention devices to prevent snow loads from sliding off the roof and onto adjacent property. Such snow retention devices must be designed by a registered professional specializing in such systems and be certified by that professional as being properly installed as per the design. Such design shall not consider roofing material as part of the retention system.
- e. **Railings** - If the Homeowner installs railings incorporating pickets on any exterior entry element then the Homeowner must ensure that such pickets are traditional in design and have

top and bottom rails with pickets attached between the rails. The Homeowner must not attach pickets to the vertical face of the rails.

- f. **Soffits** - Soffits on any exterior entry element must not touch the supporting columns and that they rest upon continuous frieze boards supported by the columns, and that the soffits sit above the masonry or headers by at least 12.5 cm.
- g. **Floors** - The floor of any covered exterior entry element should be at the same level as the entry floor of the Home.
- h. **Skirting** - The Homeowner must install patterned parged skirting, incorporating wood or iron lattice under all decking around any front porches.

**2.8 Snow Management** The effect of snow and ice build up if improperly handled can be destructive to buildings and pose risks to pedestrians and vehicles. The heavy snowfall at Silver Star Mountain makes snow management an important design consideration. All snow shed from any roof must be retained on the subject parcel.

- a. The basic building form must be conducive to snow management. Consider snow management from the earliest possible building concepts through to the detailed design stage.
- b. No construction shall occur on any lot unless the design reflects proper snow management including such design factors as:
  - (i) snow must be positively shed or positively retained. Consider the effect of snow retainers, roof pitch, and roof materials on snow retention;
  - (ii) all entry doorways should be a minimum of one meter above grade level to allow for snow accumulation. Entrances and pedestrian routes must be fully protected. Shedding snow must be deflected from pedestrian areas by dormers, hipped roofs, angled roofs, canopies or other means. Double doors or vestibules are strongly recommended;
  - (iii) buildings should be planned so that balconies are covered or recessed into the building face;
  - (iv) roofs draining onto a series of lower roofs or onto a lower roof from a great height can cause extreme snow loads or impact loads, respectively;
  - (v) generally conventional eaves troughs or built-in eaves troughs should be avoided as they are subject to damage from snow shed;
  - (vi) snow splitters and roof crickets must be substantial and fitted to all projections on sloped roofs which are not located close to the roof edge (i.e. vents, skylights, eaves, etc.);
  - (vii) adequate roof ventilation is the key to the "cold roof" concept. Convective ventilation consisting of continuous vents at the eave and exhaust vents at the gable ends or the ridge line is preferred. These vents present decorative opportunities as part of the building form;
  - (viii) areas must be allowed for storage of snow plowed from driveways and parking areas.

## **2.9 Driveways and Walkways**

- a. **Driveway Siting and Grading** - Driveways must be located at least 60 cm from the side of the property line and must not exceed 15 % slope.

- b. **Front Walkways** - The Homeowner must construct a walkway of at least 1.5 meters wide from the driveway to the front entry of the home.
- c. **Driveway and Walkway Material**

Walkway must be constructed from one of the following materials:

- 1) paving stones;
- 2) tinted broom finished concrete;
- 3) exposed aggregate; or
- 4) patterned concrete;
- 5) finished asphalt blacktop.

**Driveways:** It is recommended that concrete not be used for driveways due to deterioration from winter conditions and road salt. Suggested material is finished asphalt blacktop.

**2.10 Outdoor Hot Tubs and Spas** Outdoor hot tubs and spas, if not shown on the original approved design drawings, will require separate design approval from the administrator to ensure appropriate screening and compatibility with surrounding residences. Approval for the location of hot tubs and spas shall consider the location with respect to adjacent properties and building locations.

**2.11 Satellite Dishes/Antennas** All satellite dishes and antennas are subject to approval by the Administrator.

### **3.0 Required and Optional Vegetation**

#### **Landscaping Character:**

Plantings for development sites shall reinforce the natural character, meadow and woodland quality of the surroundings. Cleared areas should be landscaped with trees, shrub and alpine grass designed to complement the architectural character of the proposed buildings in form, location and scale. Trees shall not be removed from the lot other than the building or utility envelope unless it constitutes a safety issue.. Owners will be encouraged by the administrator to landscape their lots with plant material which is indigenous to the existing areas, and to leave untouched as much as possible the existing vegetation and natural amenities of the terrain.

- Landscaping and reclamation should consider the threat of wildfire.
- Except areas for trees and shrubs, any disturbed areas shall be planted in grass suitable for high-elevation climate.

**3.2 Other Vegetation** The Homeowner may plant vegetation of a species other than those listed the Approved Vegetation Species List in Exhibit B only with the prior approval of the Administrator.