



TALLUS RIDGE

AT SHANNON LAKE

Development and Design Guidelines
Revision Date: June 2016

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Design Guidelines

A.1 Introduction

Tallus Ridge is the result of years of thoughtful planning and a passion for creating neighbourhoods of homes, not houses. We strive to continually incorporate design guidelines into all aspects of Tallus Ridge that will stand the test of time. It is with you, future Tallus Ridge community members, that we dedicate ourselves to creating an established, high quality, unique and timeless neighbourhood.

Herein lies the creation of a neighbourhood which will appeal to every admirer of quality over quantity. Our unique yet harmonious blend of individual and high quality standards will set a new standard. Discerning people who appreciate the craft of homes and inspired functional design shall find a place here at Tallus Ridge.

Lengths have been taken to ensure that the natural splendour of the land has been left intact. Trees which have stood for many years have been left standing. Vegetation natural to the environment has been preserved and roadways follow natural basins of slopes. Tallus Ridge is setting a standard of development with long term thinking in mind. Whilst thinking long term, Tallus Developments Ltd. has incorporated numerous benefits into the well planned community.

- A Network of Walking Trails
- Sidewalks and Roll Over Curbs
- Low Water Maintenance Landscaping
- Low Maintenance Exterior Finishing
- Protection of Environmentally Sensitive Areas

We encourage property owners to consider the long term vitality of their community by making choices which support the local natural environment.

The following guidelines have been established to support our goal of incorporating design which will endure trends. We at Tallus Developments Ltd. want to provide comfort for our future neighbourhood members by working to ensure their property value will be protected and enhanced by our careful planning.

The Design Guideline outlines considerations with which the Approving Authority (*hereafter call Design Consultant*) will review property owners home, landscaping plans, home exterior finishes, and colors. Lot Purchasers agree to be bound by the design guidelines.

Design Guidelines are provided to achieve continuity through external treatment and individuality through design where form and function meet. The Design Guidelines are intended to assist the Design Consultant in integrating your individuality into your home whilst maintaining quality standards and neighbourhood compatibility. The Design Consultant shall have final approval of plans for the construction and design of the property. See Note.

Note: The Design Guidelines are not intended to take the place of any Provincial or Municipal laws or regulations whatsoever. In addition, there is a building scheme registered against the title to each lot. If there should be a discrepancy between the building scheme and these guidelines, the building scheme shall take precedent.

A.1.1 Individual Home Design

No specific architectural style is required at Tallus Ridge. Rather, the goal of architectural compatibility within the natural setting is to be achieved through the use of a controlled range of complimentary forms, materials, and colours.

To maintain flexibility in design, several important architectural elements have been identified as desirable and therefore are encouraged as part of any home design. These elements include:

- Varied building envelopes (distance from street)
- Prominent front entries
- Non-dominant garages
- Select finish materials
- Purchasers to review the relevant zoning bylaw within City of West Kelowna (Setbacks, Lot Coverage, Covenants, Easements, etc.)

Owners are encouraged to clarify any specific guideline questions or concerns early in the review process. A number of meeting opportunities for yourselves and the Design Consultant 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.1.2 Builder Program

To support our goal of ensuring high quality homes and builder service, Tallus Developments Ltd. has established a Builder Program. Each builder must be pre-approved by the developer.

Approved builders have made a commitment to quality and service at Tallus Ridge at Shannon lake. They will work with property owners to create the home of their dreams.

Tallus Ridge reserves the right to not accept builders into the development.

Tallus will ask to receive examples of homes which builders have completed, as well as proof of good standing with HPO, Home Warranty, and WCB.

A.2 Home Site Considerations

Homes shall not sit on the same street facing plane throughout the neighbourhood. Building envelopes shall be staggered from the front facing street to allow for incorporation of the property's natural setting in addition to supporting the aesthetic variation and appeal of Tallus Ridge.

Setbacks in addition to the CWK (City of West Kelowna) standard may be registered by way of easements or restrict covenants to create streetscape appeal, variety and safe feature clusters of trees or rock outcroppings. Each lot will have setbacks requirements set by CWK. All slopes over 30% will be protected by a no-disturb covenant, please familiarize yourself with the covenanted area when considering home site locations and landscaping designs.

Please review the site specific setbacks, covenants, and variance(s) with the City of West Kelowna. Development services. (778) 797-1000 to ensure buyers understand all relevant information.

A.2.1 Zoning

Lot owners and their builders are solely responsible for ensuring conformity with the applicable zoning, District of West Kelowna zoning bylaws and any other relevant guidelines or municipal requirements.

A.2.2 Home Location

To minimize impact on the environment in which our community will be situated, homes will be built with the natural lot characteristics in mind. In an effort to sustain creation of homes as refuges for owners and guests, we require home footprints not to exceed approach of lateral lot lines within two meters.

A.2.3 Driveway Location

Driveway locations must be approved by the Engineer Review Consultant. The consultant will take into consideration aesthetics, cut and fills, retaining walls, service locations on the lot and the impact on neighbouring lots.

A.2.4 Lot Grading

To preserve the natural terrain, lot grading must conform to the natural slope of the landform. Visible rock outcroppings shall be preserved and incorporated into the site plan. Subject to the approved site grading plan, lot re-contouring will be permitted to control site-specific drainage concerns and will be restricted to within the defined construction envelope. This includes but does not encourage the use of drainage swales or retaining walls.

Close attention should be paid by lot owners and home builders to drainage flow patterns. Flow patterns should be identified on the proposed site plan to show positive drainage away from structures and neighbouring lots.

If necessary, stepped foundations and multiple floor levels should be utilized to minimize the need for grades steeper than 3:1. Where necessary, 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. All grading shall present a finished appearance with rounded slope transitions.

Site Drainage is the responsibility of the lot owner and / or builder and neighboring properties must be considered and not negatively effected. Geotechnical stability as well as no effect to neighboring properties must be ensured.

A.2.5 Retaining Walls

Should retaining walls be required, every effort shall be made to minimize visual impact of the wall by limiting heights and applying landscape treatments to lessen the visual effect of the wall. Any and all cost associated with retaining walls within lot lines will be the sole responsibility of the owner.

In an effort to retain the natural feel of the community, no flat faced retaining walls shall be placed. Dry stacked stone walls are acceptable while non-articulated cast in place walls, stucco facing and dumped rock walls are not discouraged and in special cases could be approved by Tallus Ridge. When walls are erected, they shall not exceed a height of 2.5m without needing to setback 1.2m before the height can go up again (stepping). All retaining walls must conform to CWK bylaws.

All retaining walls shall be approved by the Design Consultant and conform to CWK bylaws. No stacked “large stone or Rock” walls are permitted to exceed DOWK bylaws and be geotechnical approved by a geotechnical engineer.

The purchaser is responsible for the retaining structure to be geotechnically sound and if required to provide and geotechnical engineer drawing to Tallus / CWK.

All retaining walls will be the responsibility of the purchaser and the high side lot is responsible for retaining.

Example: 2351 Paramount Drive (High Side) was responsible for retaining their lot from 2355 Paramount Drive (Low Side). When rear lot lines interact the high side as a general rule still applies, however if the high side lot has already established their property line or retaining walls, that home owner will not be expected to incur new or additional costs. The latecomer will ensure that the previous walls remain and all works are completed within each owner’s respective property lines.

A.2.6 Tree Preservation

The presence of established trees enhances the established tone of the neighbourhood and value of lots. Preservation of existing trees and undisturbed native growth on the lot is extremely important. Trees within the construction envelope have been removed; removal of additional trees must be approved by the Design Consultant and will be at the expense of the purchaser.

A.2.7 Drainage Protection

Design and implementation of lot specific drainage systems are the full responsibility of the owner. Whilst designing the drainage system, natural drainage patterns and vegetation shall be considered. The impact of drainage on neighbouring lots must also be considered. Drainage protection is the responsibility of the owner and must conform to the approved site grading plan.

A.2.8 Site Grading Plan and Home Elevations Approvals

Each lot has been prepared with a “finished ground contours” (see attached Site Grading Plan), which lists main floor elevations, lower floor elevations for walk out lots and upper floor elevations for walk-up lots. These elevations show a leveling out of the typical detail as well that the Home Owner and or Builder must adhere to. All, Home Elevations, shall be approved by Protech Consulting Ltd. and conform to the lot site grading plan. All applications must include building plans showing at least two cross-sections through the lot and buildings at right angles to each other.

A.3 Architectural Design

A.3.1 Architectural Style

The Design Guidelines are in place to create a cohesive community both between development and nature and among neighbourhood homes. Individuality will be preserved by utilizing an agreed upon selection of materials, finishes, design aspects, and colours. Consistency will be borne through finish, not wholly by form. Diversity will enhance the neighbourhood while harmony will ensure value retention across the development. While diversity will be encouraged, some forms of housing will not be approved such as adobe style, single dimension fronted or highly experimental design homes.

A.3.2 Streetscape Harmony

Proposed homes will be compatible with the homes on adjacent lots to ensure a gradual transition from one home to another. Sudden changes between the height and sitting of neighbouring homes distracts from the architectural atmosphere of Tallus Ridge.

A.3.3 Home Design Repetition

There shall not be repetition of exact or too similarly fronted nor designed homes within four lots of one another. Alterations such as changing the roof slopes, front entry, material usage and colour scheme will be required to differentiate homes which are too similar and in close proximity to one another.

A.3.4 Uphill Lot Architecture

Uphill lots provide a unique opportunity to integrate numerous entries into home design. Special attention must be paid to the architecture of uphill lots. Main floor entry will be encouraged while the use of basement entries as main entries will be discouraged. Consult preferred builders about designs which compliment uphill lots and exploit your opportunity to increase views. Raise any questions or concerns with the Design Consultant early in the process. REFER TO A2.2 Back of home needs attention for visual to lower view/road

Uphill lots require completed landscaping both front and back of the home. To be of a manicured caliber that would be seen on the entry street facing side of the lot. The rear of the lot is to look of high quality from any exposed visible side.

A.3.5 Rear Yard Architecture

Architectural treatment of the sides and rear of the home in a harmonious style with relation to the front of the home will be required, especially on homes with walkouts

visible from below. Many lots within the neighbourhood will back onto or lie adjacent to other lots. With you and your neighbours in mind, as well as those enjoying public areas such as walkways, parks and walking trails, continuity in design from all angles is of paramount importance.

A.3.6 Size of Home

We shall not impose a regulation with regard to home size. However, regulations are in place to keep homes separated from one another and provide for sufficient living room by spacing of building envelopes. Homes that are excessively small or large within the community will disrupt the natural aesthetic within the neighbourhood and thus will be discouraged. Approval of homes will be at the sole discretion of the Design Consultant.

A.3.7 Corner Lot Sites

Homes on corner lots set precedence as they command attention. Homes on these lots have two street front facing sides and thus have the option of entryways on both. Prominent entry ways will occur on the front facing street in accordance with the greatest number of front facing homes. Special attention shall be paid to architectural diversity and consistent finish on both street facing sides of homes on corner lot sites.

Landscaping shall be finished to a manicured calibre on both street facing sides of the home.

Homes with the rear of the home visible from any street must be completed both front and rear to an equal calibre. This requires the rear of the home to be as appealing from the back as it would be from the front.

Any and all retaining must be approved on these types of home sites.

A.3.8 Height of Buildings

Height of building shall adhere to height limits and bylaws under the CWK and shall never be disruptive in nature. Height of proposed home will be considered by the Design Consultant in accordance with natural and neighbouring surroundings. Sight lines of all lots within the neighbourhood may be considered when finalizing height allowances.

A.3.9 Roof Slope

The roof of your home will be a fundamental design aspect. In accordance with creating a tone for the community while not imposing strict regulations, rooflines are suggested as follows:

- On long roof faces and in gable ends, the use of dormers/windows is encouraged
- Roof overhangs preferred to be a minimum of 18" inches for the main roof structure (lesser overhangs considered with steeper roof pitches)
- Significant fascia treatments are encouraged at a minimum size of 5" inches in height with a minimum of one inch of thickness to allow a visual offset from main structure. Two Part (Two Step) Fascia is required.
- Fascia at Gable ends will be a minimum of 9" in height with a minimum of 1" thickness and be a minimum of two step application.

A.3.10 Garage and Driveway

Side or front entry garages are acceptable. The visual impact of front entry garages shall be lessened by utilizing paneled and carriage style doors. Colours for garage doors must be approved by the Design Consultant and compliment those approved for the main structure of the home.

All homes shall be built with a minimum of a one car garage. Provisions shall be made for an additional two cars to be parked on a pavement treated portion of the lot. Garage door height shall not exceed 10'.

Driveways approaching the garage and front entryway shall be constructed using paving stones, exposed aggregate or brushed/stamped concrete with stamped borders a minimum of 12". The use of asphalt will not be permitted, nor will simple aggregate. Use of colour shall compliment the rest of your home.

A.3.11 Welcoming Entries

In line with our passion for bringing communities to life, Tallus Developments Ltd. will encourage creation of prominent front entries.

Front entries shall not be flush with adjacent grades. Veranda areas shall not be less than one and a half meters deep by two and one half meters long when present. Protective railing shall be installed in the case of verandas and shall be constructed using spindles (square or otherwise) or pony-walls. No screening shall compose any portion of the protective railings or veranda area.

This area shall be finished in accordance with the remainder of the home exterior. Front entry surface finish shall be exposed aggregate, wood, brick, tile, stamped concrete or composite type decking. Consideration should also be given to rear decks as an interesting architectural aspect of the home. Design standards outlined for the front of the home shall also apply to the rear of the home with the exception of glass and screening, unless your home is on a corner lot.

Paving stones approved by the design consultant can also be used.

A.3.12 Exterior Stairways

If exterior stairways have been incorporated into your home design, the use of a 90 degree turn is required to break up long lines.

A.3.13 Exterior Home Lighting

Well lit front entries will be encouraged.

A.3.14 Exterior Finish

All homes shall incorporate the use of low maintenance exterior finish materials.

A minimum of three (3) wall textures/treatments shall be used on the exterior of the home. The use of custom painted colour finishes are encouraged versus stock color option as is the use of brick and complementary natural materials. A minimum of (2)

may be approved by the design guidelines in special circumstances, when the overall use of finishing's is still of high quantity and quality.

Tallus Ridge's Design Consultant has identified the following complementary materials for use on home exteriors:

Colour:

Complementary palates shall be encouraged; heavily contrasted palates that detract from neighbourhood continuity will be discouraged. All colour schemes shall be approved by the Design Consultant.

Roofs:

Roofs shall be outfitted with a minimum thirty-year fibreglass type shingles. They shall have raised ridges, cut and flashed valleys. Colours shall be consistent throughout the neighbourhood and be a dark neutral tone. Concrete tile will be considered however; no cedar shingle roofs shall be approved.

Walls:

Brick, stone, board and batton, cedar, shingles, cement fibre board (Hardie plank), sand and cement acrylic stucco will be approved. Certain architectural metal may be approved. Vinyl siding is not permitted, yet some vinyl accents may be approved by the design consultant.

Doors:

As prominent entryways are encouraged, door choices should be carefully considered. Also garage door style and color will need to be approved.

Windows:

All windows will be approved with Design Consultant, exception of aluminium windows. Windows are to not impact the privacy of neighboring homes.

Trim:

Trim shall be utilized to accent and highlight elements of the home. Heavy trim is encouraged as it establishes a strong presence for the home. A number of materials, textures and colours may be used to highlight and add affect to the exterior of your home however any extreme colour variations will require review and approval by the Tallus Design Consultant.

Soffit:

Vented stucco aluminium or wood soffit colours are to coordinate or compliment the balance of the house and trim. Exposed wood rafters are encouraged.

Foundations:

Building finishes are to fit the adjacent grade and maintain a maximum 400mm parge or approved finish from the adjacent finished ground surface.

Rear Decks/Decks:

All efforts will be made to offset the elevations and sight lines for the privacy of the

neighbouring properties and home owners. The use of side walls in areas which create mutual privacy should be considered and integrated into the design.

CWK is enforcing the use of fire retardant / flame control coatings on all natural wood products. A description of which can be found at CWK Development Services. (778) 797-1000 to ensure buyers understand all relevant information.

A.3.15 Additional Buildings

No more than one accessory building shall be erected, placed or maintained within lot lines. Materials used in construction of the accessory building shall mirror those used on the home. No aluminium sheds shall be approved.

A.3.16 Antenna and Satellite

No radio antenna, CB antennae, television antenna or antenna of any other kind shall adorn any building on the home lot. Satellite dishes shall not exceed three quarters of a metre and shall not be placed visible from any street. If considered for approval, all shall be colour treated to match the home so as to dilute the potential for visual impact.

A.3.17 Recreation Equipment and Commercial Vehicles

No recreational vehicles greater than one tonne, boats, motor homes or trailers shall be parked in an area such that they will be visible from the street. Recreation vehicles must be also parked in accordance with CWK bylaws. Purchasers are encouraged to consider parking for such vehicles behind the home and not visible from the road. Parking of recreational vehicles on other lots or boulevards are not permitted.

A.3.18 Screens

Screening shall not appear on the front of the home. If screens are built for the rear of the home they must not be visible from the front street, side street, or any street whatsoever.

A.3.19 Fencing

All fencing shall be standard design black chain link or approved wooden post and rail fencing in a natural wood colour. All post and rail fencing requests must be accompanied by a sample of the wood materials to be used and a photograph depicting the finished product configuration. No fence line shall be set in front of the home.

A.4 Landscaping

Tallus Ridge shall be an extension of nature and thus landscaping will play an integral part of home design and land development. Lot owners will be required to submit a landscaping plan for approval by the Design Consultant.

Street Tree is Hawthorne Snowbird. Each Home must plant the tree in the location which accompanies the access and landscaping plan approved by the design consultant. The tree is to be located within the property owners lot (not CWK boulevard) and be located in one of the two front corners near the property line along the street.

To support an established neighbourhood atmosphere, Tallus Ridge requires that landscaping (Including all arras visible from any street) be complete within six months of

home completion. Rear Yard Landscaping must be complete 8 months after home completion.

Please review site specific landscaping requirements which back onto the golf course. The landscaping plan is a visual/vegetative buffer from the Golf Course. – details are available from the marketing team and design consultant.

A.4.1 Design Considerations

Design should include a variety of species, heights, ground cover, trees and shrubs. Native and drought resistant species are strongly encouraged. An array of formations shall be integrated as well. Groupings of different types and styles of vegetation are encouraged. Flowering low maintenance vegetation is strongly encouraged.

Ornaments which are prefabricated (gnomes and wishing wells as examples) are strongly discouraged and do not fit within the tone of Tallus Ridge. Accent ornaments such as rock groupings may be considered.

Mulch shall be of high quality and landscaping fabric shall be laid down beneath the mulch such that unwanted vegetation does not populate mulched areas.

A.4.2 Treed Front Yard

Front yard areas are to have a minimum of (2) two trees. Trees may be provided by the owner or may be pre-existing trees which have been preserved. Planted trees are to be a minimum of two and one half inch calliper.

(1) Of the (2) trees is to be placed in the front yard in accordance with the street trees alignment to compliment the boulevard.

Street Tree is a Snowbird Hawthorne – see above description from A.4

A.4.3 Irrigation

Where possible, underground irrigation systems will be strongly encouraged.

A.4.4 Landscape Area

All areas which have been disturbed in the course of development shall be landscaped.

A.4.5 Lawn

If a lawn is desired, lawn areas shall be sodded and minimized.

A.4.6 Front Yard

All street facing yard areas shall be landscaped.

A.4.7 Hedges

All hedges on side yards must be 0.5m from the lot line and 1.5m from the sidewalk and shall not exceed six feet in height. Hedges planted in the front of the home should not exceed three feet. All hedges on side yards must be in accordance CWK bylaws.

A.4.8 Overall Integration

The overall yard design shall fit with the architectural design of the home. Integration of the entrance, veranda, garage, decks, stairways and accessory building shall be encouraged.

A.4.9. Construction Envelope

A construction envelope will be assigned to each lot and will define the areas of max disturbance. Determined relative to the driveway and building location, it will allow for the foundation and building excavation material storage and stockpiles and construction equipment access. Any materials stored outside the construction envelope must be removed by the owner/builder or it will be removed without notice at the owners expense.

Construction Regulations

- B.1 Legal Survey
Legal Survey is the responsibility of the owner to determine exact lot lines and boundaries.
- B.2 Site Grading Plan
Site grading must conform to the Tallus Ridge approved site grading plan and must in all cases consider drainage.
- B.3 Driveway
The owner or his/her agent is responsible for ensuring the correct grade for driveway tie-ins to the garage and sidewalk. The owner shall also ensure that all shallow utility work has been completed prior to placing driveways.
- B.4 Damage to Utilities
The concerted effort and cooperation of all trades and contractors is strongly requested to minimize damage to owner's neighbourhood by paying close attention to the location of all utilities, boxes, curbs and sidewalks. Should damage to any utility or part thereof occur adjacent to any specific lot, charges for repair will be deducted from the owner's compliance deposit.
- B.5 Garbage
All contractors will ensure that appropriate and sufficient containers are provided at the building site to contain waste materials during the duration of construction. No container shall occupy any roadway, street or adjoining lot.
- B.6 Waste Material and Cleanliness
Contractors shall show respect for their client's future neighbourhood and prospective clients by minding waste material and cleanliness. Contractors shall maintain a clean worksite and construction area. Waste materials which have been distributed by wind or which result in visual clutter will be removed by Tallus Developments Ltd. at the expense of the contractor. Washrooms will be provided and maintained by Tallus Developments but the expense shall be shared by builders.

B.7 Foundations
Determination of bearing capacity of land for the foundation and associated home is the sole responsibility of the owner. Excavation shall be minimized to take advantage of naturally existing terrain.

B.8 Hours of Construction
Guidelines enforced by the Regional District of the Central Okanagan shall be followed at all times.

B.9 Transport Routes
Construction vehicles shall respect all Ministry of Transportation and Regional District Laws and Bylaws in addition to on-site rite of ways and clearly defined entrance and exit routes.

B.10 General Building Information
All owners will be responsible and liable for the conduct and behaviour of their agents, representatives, builders, contractors and subcontractors while on the premises of Tallus Ridge.

B.10.1 Site Activities

Changing of oil, washing of vehicles or any other vehicular maintenance performed by a non owner shall be prohibited. Concrete suppliers, painters, plasters or any other subcontractors will not be permitted to clean their equipment on site other than in areas designated by Tallus Developments Ltd.

Onsite activity shall be free of obscenities, loud music and indecent behaviour of all kinds at all times.

Dogs are discouraged from the site however, if brought into the development by construction personnel; they shall be bound by a leash at all times. In the event of any violation or owner complaints, Tallus Developments Ltd. shall have the right to refuse to permit the builder or subcontractor involved to continue to work on the project site.

Dust and noise control are the responsibility of the owner or his/her agents.

B.10.2 Site Materials

Removal or careless treatment of any plant or rock material not permitted for alteration or removal by Tallus Developments Ltd. shall result in fees withheld from deposit.

B.10.3 Site Access

There shall be only one construction entrance per lot during the time the home is under construction. This access shall align with the approved driveway entrance for the lot. In no event shall more than one construction entrance be permitted to any lot.

B.10.4 Signage

Temporary construction signage shall be provided by Tallus Development Ltd.. Each builder shall be responsible for signs provided and shall replace signs which show excessive wear or damage when returned. All signs shall be erected within the

construction envelope. There shall be a limit of one sign per lot and it shall be the sign provided by Tallus Development Ltd.

B.10.5 Blasting

No impact digging causing seismic vibrations may be undertaken without the written approval of the developer and blasting is discouraged. The approval of the Developer may be withheld without cause or reason and will only be allowed in rare instances where in the opinion of the Developer it is necessary and no other alternative method of rock removal is available. Requests for blasting shall be provided a minimum of two weeks prior to when the owner deems the work necessary.

B.10.6 Roadways and Sidewalks

Roadways and sidewalks shall remain clean and clear at all times. If as a result of traffic to and or from a particular lot has soiled roadways or sidewalks, Tallus Development Ltd. will notify the builder. If the cleanliness is not rectified within 2 days, Tallus Development Ltd. shall at the expense of the builder, hire a cleaning crew to remedy the cleanliness issue.

B.10.7 Boundary of Construction

At no time shall any material (construction, fill or otherwise) be placed on another lot, roadway or any other area which is not solely owned by the purchaser.

Please be advised of the following replacement/Damage costs:

Tallus Signage	\$1,500.00	ea
Street Light Post	\$5,500.00	ea
Street Light Globe	\$2,000.00	ea
Sidewalk Panel	\$500.00	ea
Existing Vegetation (pine or fir tree)	\$5000.00	ea
Street Cleaning	\$10.50 /m2	ea

(all costs are subject to change from time to time)

Design Review Process

Tallus Developments Ltd. has shaped the Design Review Process to assist home owners and their builders in creating the home of the owner's dreams while retaining value for and building a community. A clear understanding and interpretation of the guidelines will allow approval of plans more rapidly than numerous reapplications. It is with this in mind that home plans, Colour Submission Form, and landscaping plans must be submitted to the Design Consultant early in the process such that discussion can begin between the Design Consultant and the new owner and his/her agents.

Building a new home of your own is an exciting process and we are pleased to be working with you in realising your dreams!

C.1 Review Fees

A refundable compliance deposit and a non-refundable review fee are due prior to the commencement of the review process. Owners or their agents shall notify Tallus Developments Ltd. in writing of any deficiencies or damage to utilities immediately upon execution of the Offer to Purchase and Agreement for Sale. If notification is not received Tallus will consider that there was no prior damage to utilities, sidewalk, curb, gutters, or street lighting.

Tallus Developments Ltd. will retain the compliance deposit, or portion thereof, for any of the following infractions:

- Failure to comply with Design Review Process/getting building permit before submitting and receiving approval from Design Consultant
- Violation of Design Guidelines
- Changes to the approved design plans made without approval of the Design Consultant
- Damages to surface improvements and utilities
- Failure to clean up materials on or adjacent to home
- Unauthorised dumping or cleaning of materials on any portion of the land
- Failure to remove excavated material spilled on roads, sidewalks or on neighbourhood walkways and sidewalks
- Site Disturbance of any kind prior to the design approval being granted.

Application in writing to Tallus Ridge for return of the compliance deposit may only be requested upon completion of all home construction as approved through this Design Review Process. A completed home will include:

- Exterior elevations, driveways, final exterior finish, treatments, landscaping and walks
- Site clean up
- Approved final inspection as described by these guidelines
- ½ will be returned when the home and front yard is complete and ½ will be paid when side and back yard is complete. Also all can be returned at one time if all items are complete.
- Tallus reserves the right to hold back all or a portion if buyers do not follow the guidelines.

C.2 Pre-Design Consultation

A pre design consultation shall be scheduled by the owner between him/herself or an agent and the Design Consultant. The pre design meeting is intended to cover the scope of guidelines and to clarify interpretation of said guidelines.

C.3 Pre-Construction Review

Upon completion of the pre-design consultation the Builder or his/her agent shall submit the following plans, drawings, and other information as requested by the Design Consultant.

One copy of a site plan with the following information indicated

- Location of existing vegetation
- Existing topography and the location of the exterior wall at each floor
- Proposed floor levels
- A typical cross section indicating the setting of the house on the lot and its relation to the facing street
- The driveway location with slope calculations
- A front elevation or perspective sketch(s) indicating the architectural character of the house

Such other information and material as the Design Consultant may deem required to address the specific conditions of the lot in question

Upon receipt of a preliminary approval application, a meeting with the Design Consultant will be arranged to review the proposal and identify any deficiencies to be addressed at formal review.

C.4 Formal Review

After the Design Consultant has completed the Pre-Construction Review, the Builder (on behalf of the owner) or his/her agent shall prepare a full design submission for the Design Consultant's review and approval, as well as a complete professional plan submission to Protech Consulting Ltd. to ensure the building plans adhere to the lot grading plan prior to making an application for a building permit. The plan submission will be accepted in PDF format for the Design Consultant and an 11 X 17 hard copy construction set for the Project Manager.

Submissions to include the following:

Position of the house on the lot

- Position of the garage on the lot
- Grades and slopes including drainage plan
- Position of statutory rights of way, easements and covenants (such as no disturb areas)
- Location of all existing trees highlighting which are proposed for removal
- Delineate the defined construction material storage areas on the site plan
- Typical cross section indicating the final setting of the house on the lot and its relationship to the facing street
- Position of accessory buildings, fences, pools, retaining walls etc.
- Driveways and walkways (position and finish)
- Side and rear perspective sketches
- Floor plans showing all levels
- Elevations illustrating all sides of the home
- Garage floor and first floor finished elevation to the site data
- Elevation of roof peaks to the site data
- Exterior materials
- Confirmation of guideline specified roof material
- Colour submission (see C.5)
- Landscape design (see C.6)

Submissions which do not include all of the above information as required will be

denied and returned without review or held until the buyer supplies outstanding information.

C.5 Colour Submission

A Colour Submission Form with all exterior wall materials, trim masonry must be submitted for approval to the Design Consultant. The colour form may be submitted with full plans or up to thirty days after receiving approval. Approvals granted without the Colour Submission Form will be contingent upon the subsequent approval of the colour selection.

If the owner or his/her agent decide to change the colour of the home after approval for a colour has been granted, a re-submission fee of \$250.00 will be applied for the additional colour or finish review

C.6 Landscape Design

A detailed landscape plan showing the location of all buildings on the lot and detailing the location of fences and retaining walls, a planting plan with a list showing quantities and sizes of proposed plant materials is required. The plan must also show the location and materials of all landscape elements including driveway, patios, paths, veranda, swimming pool etc. The landscape plan may be submitted at time of full design submission or prior to commencement of landscape construction. Approvals granted without the detailed landscape plan will be contingent upon the subsequent approval of the detailed landscape plan.

C.7 Resubmission Fees

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

C.8 Approval

The Design Consultant shall, within ten (10) working days of receipt of the full design submission, make a decision at its absolute discretion to approve or disapprove the plans submitted.

The Design Consultant may, before making a decision, communicate any changes desired by the Design Consultant to the Builder or his/her agent, and if the owner or his/her agent does not consent thereto and submit new plans within fifteen (15) days there from, the Design Review Consultant shall make a decision on the basis of the plans and drawings submitted. The Design Consultant shall, within five (5) working days of making the decision, give notice in writing to the Builder or his/her agent of that decision.

In the event that the owner or his/her agent does not receive notice within fifteen (15) working days of the receipt by the Design Consultant of the plans or drawings, the Design Consultant shall be deemed not to have approved of such plans and drawings.

C.9 Completion Requirements

Owners will have 18 months from the date of lot sale completion to begin home

construction. The owner or his/her agent will have a period of eight months (from start of home construction) to complete construction and request final inspection of the completed home. The owner or his/her agent will have a period of six months from date of approval of completed home construction to request inspection of the completed landscape works.

If timelines are not met, a weekly fee will be charged for tardy completion until such time as the home and/or landscaping are completed.

C.10 Release of Compliance Deposit

Requests for inspections are to be made in writing to the Design Consultant 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 Tallus Ridge. All non-compliance shall be remedied to the satisfaction of the Design Consultant at the expense of the owner. Upon inspection and approval by the Design Consultant the approved inspection report will be forwarded to Tallus Ridge for release of the compliance deposit.

Fifty percent (50%) of the compliance deposit will be released upon a successful inspection by the Design Consultant of completion of home construction and front yard landscaping. The remaining fifty percent (50%) of the compliance deposit will be released upon a successful inspection by the Design Consultant of completion of rear yard landscape construction.

No inspection performed by the Design Consultant is in any way a structural inspection nor is it in lieu of inspections required by the District of West Kelowna. Furthermore, failure by the Design Consultant to identify infractions of these Guidelines does not, in any way, relieve the owner or his agent from its obligation to abide by the Guidelines and the restrictions herein contained or bylaws of the CWK.

Thank you for taking the time to familiarize yourself with the neighbourhood guidelines, please feel welcome to contact the Design Consultants April Maier at april@tallusridge.com.

Welcome to Tallus Ridge!