

**DESIGN GUIDELINES FOR**

**Harrison Highlands  
Phase 1**



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**SCHEDULE B**

**Aug. 2009**

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## 1. PURPOSE OF THE BUILDING DESIGN GUIDELINES

The following Design Guidelines have been prepared as a guide to ensure that each house built and each yard improved in the subdivision enhances the overall appearance and quality of the neighborhood.

These Guidelines will ensure:

- high quality construction standards;
- integrated streetscapes; and
- distinctive home designs and continuity throughout the community.

The objective of these Guidelines is not to make every house look the same but rather to encourage good design integration, harmony and quality detailing and finishes. While doing this, the Guidelines allow opportunity for personal touches and differences that add richness to the streetscape and make a house a home.

## 2. SCOPE OF THE GUIDELINES

The following guidelines apply only to the single-family lots in the first phase of the Harrison Highlands Development. The first phase lots include lots A1 to A9, SL1 to SL18, and C1 to C48. As the second phase is developed, similar guidelines will be issued.

## 3. ENFORCEMENT OF THE GUIDELINES

The Design Guidelines are a tool at the disposal of the Developer, Builder and the future lot Owner.

There shall not be constructed, placed, erected or maintained on any lot any dwelling, building or other improvements whatsoever unless and until plans and specifications thereof showing compliance in all respects with these restrictions and showing elevations, siting, size, color scheme and all materials to be used have been submitted to and approved in writing by the Approving Agent, who shall have the right and power to approve or reject the design in accordance with their guidelines.

The Developer shall establish these Design Guidelines in respect of all lots in the subdivision. The Developer has appointed

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as its authorized Approving Agent and Building Coordinator.

The Approving Agent has appointed the following Building Design Consultant

**Pro-Tech Building Design**  
Doug Luteyn

**Tel:** 604-701-6116

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for the purpose of analyzing plans and specifications with regards to these Building Guidelines, and to make suggestions to the Approving Agent on items which do not meet the requirements of the Guidelines.

The Design Guidelines supplement the District of Kent bylaws and, therefore, must be used together with all its bylaws and all other relevant regulations.

Before buying final plans it is strongly recommended that the Owner/Builder first read these Design Guidelines. To ensure that the proposed house is compatible with the Guidelines and with nearby homes, the Owner/Builder is advised to gain preliminary approval from the Approving Agent by providing the Approving Agent with a preliminary sketch or copy of the house plan from a plan book, with the proposed colors and finishes.

Before applying for a building permit from The District of Kent, the Owner/Builder must submit three sets of plans intended for Building Permit application to the Approving Agent for approval of compliance with the Design Guidelines. This section does not apply to any of the plans prepared by the developer, and its approved builder (Kerkhoff Construction Ltd).

The plans must include the following:

- Floor Plans at min ¼" : 1'-0" scale
- Elevations at min ¼" = 1'-0" scale.
- Elevations must clearly indicate that the home design complies with these guidelines in every aspect. They must show the following:
  - all floor elevations
  - natural/finished grade lines
  - maximum and actual ridge elevations
  - Datum points and height lines per city requirements
  - Spatial separation calculations where required
- Site plan at min 1/8" = 1'0" showing proposed house sitting as well as the following:
  - North arrow
  - Driveway location and materials
  - Natural and finished grades at lot corners and house corners
  - Proposed elevations of floors as well as roof ridge
  - Lot coverage information
  - Location, height and proposed materials of all retaining walls
  - Samples of proposed colors
  - Completed guideline checklist
  - Landscape Plans including a full planting plan with plant list and quantities, grading plan and proposed hardscaping at min scale ¼"=1'0

Applications for plan approval must be accompanied by a cheque for \$300 plus GST, payable to the Approving Agent. This fee amount will be reassessed every two years. The Approving Agent will provide a written response to the Builder/Owner, upon receiving the application for plan approval, within ten working days. The Builder/Owner is obligated to follow the recommendations of the Approving Agent and/or the Design Consultant. After the Approving Agent has determined that the plan meets the requirements established in this Design Guideline, an approval stamp will be placed on the drawings. The drawings can then be submitted to the District of Kent for building permit. The District of Kent has reserved the right to refuse a Building Permit if plans do not have this approval.

In all cases where major revisions or refusal of the home is involved, the Builder/Owner will be given an opportunity to meet and discuss the proposed revisions before a formal request for changes or an outright refusal of the home is issued.

Once a plan is approved and bears the stamp of approval, any subsequent changes must be approved, in writing, by the Approving Agent. A fee may be charged to the Owner/Builder for the re-approval of changes.

A compliance and damage deposit of \$10,000 shall be paid to the developer by the Owner/Builder prior to commencing any onsite works. After the house and landscaping is completed, it will be inspected by the Approving Agent to ensure that the Guidelines have been adhered to. The deposit shall be released back to the Owner/Builder upon satisfactory completion of the house and landscaping in accordance with this document. The District of Kent has no jurisdiction over this damage deposit, and any refusals of the District shall not affect the release of the damage deposit from the developer to the Owner/Builder. The Owner/Builder is responsible for any damage deposits the District of Kent may require through the Building Permit application process.

These guidelines may be amended from time to time without notice and at the sole discretion of the developer.

Where conflicts arise between these Guidelines and the requirements set by the District of Kent or any other legal requirements, the requirements of the District of Kent and the other legal regulations will have priority over these Guidelines. Where the requirements of these Guidelines are more stringent than the municipal or provincial regulations, the Guidelines will have priority.

## **4. GUIDELINES FOR THE LOT**

### **4.1 SITING AND SETBACKS**

The siting of each house shall take into consideration the natural characteristics of the lot, existing tree cover and the relationship to the street and neighboring houses. Overview and over-shadowing neighboring houses and yards shall be avoided as much as possible. The applicable zoning approved for the subdivision is as follows: CD 1

The applicant must make themselves familiar with requirements of each specific zone to

ensure compliance with all requirements. The Approving Agent is not responsible for checking compliance with zoning regulations.

To create an interesting streetscape and to maximize privacy, the Approving Agent has the right to establish specific setback requirements on an individual basis, which may be more stringent than the Bylaw.

It is the Owner/Buyer's responsibility to identify the location of easements and rights-of-way and to comply with the setback requirements established by the Developer and District of Kent. The cost of repairing easements or right-of-ways, if disturbed, will be charged to the Owner/Builder.

## 4.2 SITE COVERAGE, HOUSE SIZES AND TYPES

- I) **House with walk-out basements:** The total finished area, excluding garages, shall be a minimum of 1300sq.ft on main floor. Where lots are less than 6000 sq.ft. the finished floor area of a rancher may be reduced to 1200 sq.ft. on the main floor provided a minimum of 600 sq.ft. is finished in the basement to provide a total of a minimum of 1800 sq.ft. finished floor area.
- II) **House on crawl space with bedrooms on upper floor:** The total finished area, excluding garages, shall be a minimum of 1300sq.ft on main floor, plus a minimum of 600 sq. ft on the upper floor. Where lots are less than 6000 sq.ft. the finished floor area of a rancher may be reduced to 1200 sq.ft. on the main floor and 600 sq.ft. on the upper floor.
- III) **Basement Entry House:** Shall have living areas, kitchen and bedrooms on the upper floor plan with basements, finished or unfinished, below. The minimum size for the upper floor shall be 1400 sq.ft.

## 4.3 LOT GRADING

Houses are to be designed to respond to natural grading conditions and lot grading plans approved for the development.

The use of retaining walls is discouraged within the neighborhood, and should be avoided. However, where unavoidable, retaining walls shall be constructed as per Section 4.1.2 Building Materials and Section 5.2 Landscaping. All retaining walls and their foundations, including drainage pipes, are to be within property lines so as not to cause any encroachment of the neighboring lot.

## 5. GUIDELINES FOR THE HOUSE

### 5.1 EXTERIOR DESIGN

It is intended that home designs reflect a rustic character, with homes being designed to blend with existing surroundings by careful consideration of both building massing and

material selection. Homes must be designed with existing lot grades as the primary consideration, with stepped massing intended to reduce the visual impact of homes on the existing landscape. To this end the following considerations must be incorporated into individual house designs.

## 5.2 BUILDING ELEMENTS

- I) **Massing:** houses to be designed to comply with the requirements of The District of Kent, British Columbia and Canadian Building Codes. In addition, front facades are to be designed such that no portion of the building exceeds 2 storeys (plus 2 feet) without an offset of at least 4'0" at the uppermost floor from the wall below for other building elements. The use of porches, covered verandahs, etc. may be utilized to achieve the required offset.
  
- II) **Roof Design:** minimum roof slope is 9:12 with steeper slopes preferred where possible. Consideration will be given to variations of this rule for architecturally designed homes. Specific elements relative to the roof design are as follows:
  - **Fascia:** min 10" fascia board with exposed gutters
    - min 10" fascia boards with 6" trim for hidden gutters
  - **Barge Boards:** barge boards for gable ends to be min 2x10 with 6" trim over
  - **Soffits:** exposed rafter tails with open soffit detailing, or false rafter tails is encouraged on all roofs. Soffits and rafter tails are to be painted to match fascia boards.
  
- III) **Exterior Elements:** In order to maintain a harmonious character throughout the site the following elements must be incorporated into all home designs, and all detailing shall be used consistently on all faces in order to avoid "front and back" appearances:
  - **Exterior wood detailing:** the use of natural timber or logs is compulsory. Heavy wood posts, (minimum 10"x10") and beams are essential elements on all street facing facades, include rear facades that can be seen from streets below (and including corner lots). All railings to decks and porches must incorporate wood detailing. Aluminum railings/guardrails may only be used on basement access stairs where the railings are not visible from the street.
  
  - **Gables:** where gables appear on street facing elevations they must be finished with a different siding material than the main body of the house. On non-street facing facades the same material may be used. However, a minimum 10" trim board must be incorporated to define the gable end. Soffit trims, knee braces, and alternate materials are encouraged. The use of open gable ends with heavy wood beams, posts, struts, logs, etc. is encouraged on front elevations incorporating verandahs and entry porches
  
  - **Wood trim:** minimum 1"x6" wood trim must be used on all door and window openings and all exterior building corners.

- **Garages:** all garages must be recessed a minimum of 18” from adjacent elements. Where house design or lot considerations preclude recessed doors, Carriage style doors or “designer” series doors must be used.
- **Porches, Verandahs:** must be incorporated as a major design element on all homes. Except where the entrance foyer is lowered, the height of the porch must not exceed 1 storey.
- **Exterior stairs:** on all street facing facades must be precast exposed aggregate concrete treads with open risers, or all heavy timber risers and treads. Lot grading must give consideration to reducing the impact of stairs on the front facade of the house.
- **Textures:** all front facades must incorporate a minimum of 3 textures on street facing elevations with rough wood beams/columns/logs and stone (or brick) being essential elements in houses.
- **Exclusions:** the following elements are not permitted as design elements on homes in this development: PVC round columns, tapered columns, and painted square columns with corner trim. No exposed concrete walls are permitted except a maximum of 8” exposure between grade and wall finishes.
  - Exterior lighting must be subtle and not intrude on the neighbors
  - Satellite dishes shall not be mounted in a way visible from any street.

### 5.3 BUILDING MATERIALS

The following materials are acceptable for use in this development:

- IV) **Roofing:** Asphalt shingles with minimum 30 year warranty and heavy ridge capping. Color shall be charcoal grey or black range of colours in even tones. All roof stacks, flashings, etc, are to be painted to match roof colours. All metal chimneys pipes are to be enclosed.
- V) **Siding:**
  - Wood siding: in either horizontal or “board and batten” application.
  - Wood wall singles, preferably pre-stained finish or paint
  - Wood corner trim and window/door trim
  - Real or cultured stone: Masonry must return a minimum of 2'-0” at external corners.
- VI) **Stairs & Decking:** all street facing exterior stairs and porches or verandah decks at or near grade must be finished with pavers or pressure treated wood decking. Stairs and treads may also be constructed of heavy timber (min 3” thick material). Vinyl decks are permitted on rear facing decks only.

- VII) **Garage doors:** to be of wood paneled appearance where recessed. Doors that are not recessed must be Carriage style or “designer” series doors. Painted doors should match color of main house color, unless approved otherwise by the Approving Agent . Stained doors must match timber and log trim colors. Glass in doors must be obscure to hide garage contents.
- VIII) **Front Entry doors:** minimum 3'0” wide doors with sidelights are compulsory. Doors with wood paneled appearance, glass doors, etc. that are complimentary to the home design are essential. Metal doors in view of street are not permitted.
- IX) **Windows:** wood or vinyl framed windows are acceptable. Muntin bars designed to enhance the window treatment are encouraged. All door and window openings must have a minimum 6” wood trim with all visible flashings painted to match the trim color. Vinyl window trim is not acceptable. Designer color is encouraged for vinyl windows.
- X) **Driveways:** Environmentally friendly materials that encourage water infiltration are required for drive ways and walk ways, such as tumble stone pavers and grass-crete. Stamped concrete is not to be used as a paving material.
- XI) **Electrical meters** must be recessed with all conduit concealed from view.
- XII) **Retaining walls:** not to exceed 4'-0” (1.2m) in height. It is preferred that all retaining walls incorporate natural stone obtained from the existing area. Stacked retaining walls must have a planted 6’ (2m) meter setback between walls.

## 5.4 COLORS

Siding colors shall be selected to compliment the natural “woody” character of the site. Earth tone or naturally occurring shades are preferred. Siding colors of pastel shades, such as light blues or greens, cream, pink, or white are unacceptable.

Trim colors should be selected to enhance the overall appearance of the building with heavily accented trim colors.

Natural heavy timbers used on front elevations shall be preserved with natural transparent wood stains that highlight the texture of the element. Solid color wood stains are not permitted on these elements.

## 6. GUIDELINES FOR THE STREETScape

### 6.1 REPETITION/CHANGES OF HOUSE PLANS

The same exterior design shall be spaced by a minimum of 4 lots along the same street and 2 lots on opposite sides of the street. Where the same exterior design does occur along the same street, they will be differentiated by color, unless there is a minimum of

spacing of 8 houses.

The changes required to make similar house plans appear to be different must be significant. A change of material alone and reversing the plan is not sufficient.

## **6.2 LANDSCAPING**

To enhance a settled appearance in the neighborhood, the Developer requires the Owner/Builder to complete landscaping within 60 days of completion of house construction, and before final inspection. Where weather conditions make it impossible to do so, the Owner/Builder will complete the landscaping as quickly as possible.

The landscape character is to reflect and celebrate the local distinctiveness of the forested surroundings and diverse topography by making use of native plants and locally sourced materials.

All street fronting and side yard areas, as well as rear yards, shall be landscaped concurrently with, or immediately following house construction.

The Owner/Builder shall cover the street boulevards with lawn at the same time as front yard landscaping is carried out, and restore any damage to the drainage swales caused by construction. Sod should be an un-netted, number 1 grade sod.

Owner/Builder shall be responsible for the maintenance of the boulevard planting in front of and flanking the property. This includes maintenance of shrubs, planting, grading, surface covers, swales and all other environmental features as outlined by the property covenant.

### **6.2.1 Landscape walls, arbours or features**

Materials and form should match existing materials and be of same character as the buildings.

### **6.2.2 Sidewalks, paths and patios:**

Owners/builders should use high quality materials, patterns, and colours to emphasize areas of prominence. Sidewalks and walkways are to be paved using natural stone, concrete unit pavers, hydra-pressed slabs, or other such environmentally sustainable materials..

Patios may use natural stone, concrete unit pavers or hydra-pressed slabs or wood. It is vital that raised decks in front yards have their structure screened with evergreen plant material.

If concrete is used for rear patios, the finish is to be broom finished, or exposed aggregate with saw cut or tooled joints and shall not have troweled edges.

The Owner/ Builder is to avoid using asphalt or stamped concrete as a paving

material, and any asphalt paving shall be “porous pavement.”

### 5.2.3 Planting:

At minimum the owner/ builder is to plant three new trees, one of which must be a coniferous tree. Tree sizes at the time of planting must be no smaller than:

- Deciduous tree 5cm caliper
- Coniferous tree 2m in height

Front yard shrub plantings are to make use of varying visual and tactile texture and colour mixing very broad dark green leaf planting with fine light coloured leaves. Plants should be drought tolerant, native when possible, low and crisp. Shrub planting must consist of 60-70% evergreen material.

Front yard planting must use, at minimum, 15 evergreen shrubs at a number 5 pot size. The rest of the plants may be a mix of pot sizes.

Owners/ Builders are to avoid exotic invasive species such as: Hedera helix (English Ivy), vinca major, vinca minor( Periwinkle). A more complete list can be found at: [www.agf.gov.bc.ca/cropprot/invasiveplant.htm](http://www.agf.gov.bc.ca/cropprot/invasiveplant.htm)

Avoid blocking neighbours views by planting larger trees offset from view windows.

All planting to meet or exceed current BCSLA/BCLNA standards.

Home owners are encouraged to provide some form of irrigation for planting beds and trees to aid in the establishment of plant material

### 5.2.4 Trees

This list is not meant to be prescriptive but rather provides examples of species that fulfill defined design objectives

Owner/ builder shall plant at least three new trees per lot. Two trees shall be in the front yard and one in the rear yard. At least one of the trees shall be of coniferous species.

#### Conifer examples

Pinus sylvestris	Scotch Pine
Pseudotsuga menziesii	Doug Fir
Thuja plicata	Western Red Cedar
Tsuga heterophylla	Western Hemlock

#### Deciduous examples

Acer circinatum	Vine Maple
Acer rubrum- Bowhall	Red Maple
Acer rubrum Karpick	Red Maple
Cornus controversa	Dogwood

Magnolia × soulangeana 'Rustica Rubra'  
 Populus tremuloides  
 Pyrus calleryana 'fastigiata'

Saucer Magnolia  
 Trembling Aspen  
 Chanticleer Pear

### 5.2.5 Shrubs, perennials and grasses

#### Shrubs

Amelanchier alnifolia  
 Aronia melanocarpa 'Autumn Magic'  
 Berberis thunbergii atropurpurea  
 Calluna vulgaris- white only  
 Kalmia augustifolia  
 Ceanothus sanguineus  
 Cornus sericea - 'Flaviramea'  
 Cornus sericea  
 Cotinus coggygia 'royal purple'  
 Eleagnus commutata  
 Gaultheria shallon  
 Holodiscus discolor  
 Gymnocarpium dryopteris  
 Kalmia microphylla  
 Mahonia nervosa  
 Mahonia repens  
 Philadelphus  
 Physocarpus capitatus  
 Polystichum munitum  
 Rhododendron macrophyllum  
 Rhododendron obtusum cultivars  
 Ribes sanguineum  
 Rosa gymnocarpa  
 Rosa nutkana  
 Rosa rugosa  
 Spiraea douglasii  
 Symphoricarpos albus  
 Vaccinium parvifolium

Serice Berry  
 Chokecherry  
 Japanese Barberry  
 Heather  
 Sheep Laurel  
 Ceanothus  
 Yellow Twig Dogwood  
 Red-Osier Dogwood  
 Smoke bush  
 Silverberry  
 Salal  
 Oceanspray  
 Oak Fern  
 Western Bog Laurel  
 Oregon Grape  
 Creeping Oregon Grape  
 Mock Orange  
 Pacific Ninebark  
 Sword Fern  
 Pacific Rhododendron  
 Hino Crimson Azalea  
 Red Currant  
 Baldhip Rose  
 Common Wild Rose  
 Saltspray Wild Rose  
 HardHack  
 Snowberry  
 Red Huckleberry

#### **Perennials** -must be used in conjunction with evergreen plant material)

Alchemilla Mollis  
 Dicentra Formosa  
 Echinacea purpurea  
 Helleborus orientalis  
 Heuchera micrantha  
 Lupinus arcticus  
 Petasites palmatus  
 Rudbeckia fulgida 'Goldsturm'  
 Sedum telephium 'Matrona'  
 Smilacina racemosa  
 Tiarella trifoliata

Lady's Mantle  
 Western Bleeding Heart  
 Purple Cone Flower  
 Lenten Rose  
 Small Flowered Alum Roo  
 Arctic Lupine  
 Palmate Coltsfoot  
 Black Eyed Susan  
 Sedum  
 False Solomon's Seal  
 Foamflower

Tolmiea menziesii

Piggy Back Plant

Grasses

Calamagrostis x acutiflora 'Karl Foerster  
 Carex buchananii,  
 Carex flagellifera -  
 Carex oshimensis 'Evergold'  
 Deschampsia cespitosa 'Northern Lights'  
 Festuca glauca -  
 Festuca punctoria -  
 Helictotrichon sempervirens -  
 Miscanthus sinensis 'Adagio' -  
 Miscanthus sinensis 'Gracillimus' -  
 Stipa tenuissima

Feather Reed Grass  
 Leatherleaf Sedge  
 Weeping Brown Sedge  
 Carex oshimensis 'Evergold'  
 Vareigated Tufted Hair Grass  
 Blue Fescue  
 Hedgehog Fescue  
 Blue Oat Grass  
 Adagio Maiden Grass  
 Maiden Grass  
 Mexican Feather Grass

**5.2.5 Soil**

- Soil should be sourced from a reputable soil distributor. Imported soil must be free of weeds and diseases.
- Imported soil is to have an organic content of 15-20 percent and a PH of 5-6.
- Minimum soil depths required are as follows:
  - Sodded areas- 12” (300mm)
  - Ground cover areas- 12” (300mm)
  - Shrub areas - 18” (450mm)
  - Trees – soil must be as deep as the rootball. New soil is to be mixed with adjacent soil in the tree pit.

District of Kent tree planting schedules must be adhered to as per District requirements.

**6.3 FENCING**

No fence shall be erected in the front yard of any lot unless permitted by the Approving Agent. In the case of corner lots, the front yard includes the yard facing the flanking street. Fences are permitted in side yards and backyards. Ornamental screen shrubbery, either broad leaf evergreen or coniferous, is a recommended alternative to fencing and only allowed along the sides and rear of the lot. Chain-link fence shall not be permitted unless all exposed metal is powder-coated black and chain-link is black poly-coated. No fencing shall be located forward of a point 5' back from the front house corner.

**6.4 RECREATIONAL EQUIPMENT AND ACCESSORY BUILDINGS**

Trailers, boats, commercial vehicles, recreational equipment and other similar objects on a lot are required to be stored inside the dwelling or behind fencing or screening. Storage of these objects is not allowed in the front yard. The maximum size of recreational equipment being stored at the dwelling is limited to a 25 foot maximum, including the hitch. All vehicles and equipment large than 25 feet shall be stored in the provided RV parking lot. Semi trucks are not permitted to be parked at the dwelling.

Accessory buildings are restricted to the rear yard behind fencing or screening. Only one

accessory building is allowed per lot. Architecture of all accessory buildings shall match with the main house design. Maximum size of any accessory building is limited to 100 square feet unless special approval is given by the Approving Agent and as permitted by zoning requirements.

## **6.5 SIGNAGE**

Signs erected by a purchaser or agent may not be larger than 2'x3' (0.6mx0.9m). Only one 'For Sale' sign may be placed for each residence. No sub trade signs will be permitted. The Builder (and their Realtors) must conform to the Developer's sign guidelines as published from time to time.

## **6.6 PROTECTION OF CURB, SIDEWALK AND UTILITIES**

The Builder is responsible to repair any damage to curb, sidewalk, roadways, swales or service connection as a result of house construction. The Builder should inspect the lot prior to construction and inform the Developer, and the Building Division of The District of Kent, of any existing damage. Once the house is constructed, the lot and adjacent services will be inspected to ensure that any and all damage is repaired. Should the Builder fail to make the necessary repairs, then the Developer will do so and deduct the costs from the deposit outlined in Section 2.0 of these guidelines.

## **6.7 APPEARANCE OF THE LOT**

The Owner/Builder is required to keep their lot and abutting streets and sidewalks clean and orderly and free of debris at all time during the period when construction and marketing of the subdivision is in progress.

Any Owner/Builder who does not keep their lot and abutting sidewalks and streets clean and orderly and free of debris will be charged for any and all clean up or remedial work carried out by the Developer. All debris for construction of the house is to be removed from the development upon completion of each house. There will be no burning allowed.

## **7. SPECIAL LOT RESTRICTIONS**

### **7.1 DRAINAGE EASEMENTS AND RIGHTS-OF-WAY**

Builders purchasing lots encumbered with drainage easements or right-of-ways must pay special attention to completed swales and lot grading existing on the lots, and at all times maintain the established overland flows. The lot-grading plan is available from the Developer. Special precautions shall be taken during construction regarding ground and surface runoff. Builders found negligent shall be charged for any clean up carried out by the Developer.

**7.2 OTHER RESTRICTIONS**

1. No antennae, aerials, or dishes in excess of 18” in height or diameter for television, radio, satellite or other telecommunication devices shall be erected on any lot, or attached to the exterior of any building on any lot, or any part thereof.
2. No cloth lines or poles shall be erected on any lot.
3. No livestock of any kind shall be kept on the lot.
4. Carports are not permitted.

**8. CONCLUSION**

**8.1 SEVERABILITY**

If any provision herein is determined to be void or unenforceable in whole or in part, it shall not be deemed to affect or impair the enforceability or validity of any other provision or any part hereof.

**8.2 LIABILITY**

The Developer and its designated Approving Agent assumes no responsibility for the accuracy of the information provided or for any losses or damages resulting from its use.

Nothing contained within these guidelines shall impose any liability on the Developer or the Approving Agent.

**9. ACKNOWLEDGMENT AND ACCEPTANCE BY PURCHASER/OWNER**

By signing this document, the Owner/Purchaser acknowledges that all the terms and conditions outlined in this Design Guideline for Harrison Highlands Phase 1 development have been read and understood, and that there shall not be constructed, placed, erected or maintained on any lot any dwelling, building or other improvements whatsoever unless and until approved in writing by the Approving Agent, in accordance with these Guidelines.

Owner/Purchaser: \_\_\_\_\_  
(Please print)

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_  
\_\_\_\_\_  
(Owner’s signature)

Signed in the presence of the Developer or the Approving Agent, or an agent/assignee of the Developer or the Approving Agent:

\_\_\_\_\_  
(Developer or Approving Agent signature)

Date : \_\_\_\_\_