



HIDDEN TRAILS BUILDING & DESIGN GUIDELINES

~ Phase 3C ~

The Community...



Surrounded by the rolling hills of Mount Dufferin, Hidden Trails will feature 7 phases spread over 100 acres. The roads of this quiet neighbourhood meander through breathtaking natural terrain and showcases the finest in details including tree lined boulevards and distinct streetlamps that enhance the character of this exclusive community.

Homes will encompass a refined, yet organic aesthetic that embraces untouched natural surroundings.

This neighbourhood provides homeowners access to everything Kenna Cartwright Park offer, just steps from their front door. While situated away from the hustle and bustle of the busy city centre, Hidden Trails is still conveniently near various amenities including schools, shopping, restaurants and entertainment. Live amongst nature in what will be without a doubt Kamloops' unique community.

The Plan...

Modern, warm and inviting exterior designs welcome you with intriguing front doors of the contemporary natural wood and full glass door variety. The use of flat roofs allow for more natural light inside the homes. Fresh use of colour adds to neighbourhood character and establishes a look of modern design when you enter the community.

Many of the lots can accommodate two storey homes, ranchers, and walk-out basements. To keep the feel and continuity on the street, you will find sidewalks and boulevards lined with trees and decorative street lighting. From subtle uplighting to bold street numbers, the homes all have a uniqueness that compliments the extraordinary setting of this community.



Site Development Guidelines

In keeping with lifestyle we have created at Hidden Trails, we have the following guidelines to help you understand the requirements while building and designing your dream home.

In the guidelines, please take note:

1. "Developer" means Dufferin Land Corporation;
2. "Design Consultant" means any agent, entity, person or persons from time to time designated by the Developer as the "Design Consultant" hereunder and if a Design Consultant is not designated then the Design Consultant means the Developer.



**BOSS Designs*

DESIGN

1. There shall not be constructed, placed, erected or maintained on any Lot, any

structure or other improvements (including additions or renovations to existing improvements, driveways, and walkways) whatsoever unless Schedule D or the subsequent Final Approved Design Changes Request Form (in compliance in all respects with these guidelines) have been submitted to and approved in writing by the Design Consultant. Who shall have the right and power to approve or reject same in accordance with the Design Guidelines.

2. The Design Consultant shall be appointed by the Developer. In the event the Developer wishes to appoint a new Design Consultant, the Developer has the right to do so.

3. Any construction or alterations that take place without the approval of the Design Consultant are subject to change or removal at the Lot Owner's expense.

4. Any builder must be approved by the Developer and is required to carry a current builders license with BC Housing, and be a good standing member of Canadian Home Builders Central Interior.

PLAN APPROVAL

1. To ensure that the proposed single-family dwelling and/or any purposed accessory building are compatible with nearby homes, a Lot Owner must provide the Design Consultant with preliminary

building plans and specifications showing elevations, siting, exterior colour scheme, and details of the exterior materials, existing trees, driveway cut-ins, service boxes and other significant site influences. Site-specific height and location restrictions may apply at the discretion of the Developer or the Design Consultant in the interest of maintaining the view for other Lot Owners.

2. A letter of approval or disapproval will be issued by the Design Consultant within 14 days (excluding holidays) of receipt of such preliminary plans for any single-family dwelling and/or accessory building to be built on any lot. The Design Consultant shall have the sole right to give or withhold approval of any preliminary plans.

3. Once the Design Consultant has approved the preliminary plans for any single-family dwelling and/or accessory building and/or improvement to be built on any lot, the Lot Owner shall submit the official plans required for municipal permit approval to the Developer. The Design Consultant shall have the sole right to give or withhold approval of such plans, and will do so within 14 days (excluding holidays) of submission. If approved, the Developer or the Design Consultant will then stamp the plans with the red approval marker. Any subsequent changes must be

approved in writing by the Developer or the Design Consultant.



PERMITTED BUILDINGS

1. No Lot may have a dwelling constructed on it unless it is a single-family dwelling consisting of one dwelling unit which shall be occupied and used by one family.

2. No dwellings or other buildings, including accessory buildings, erected on any of the Lots shall be of a construction other than new construction.

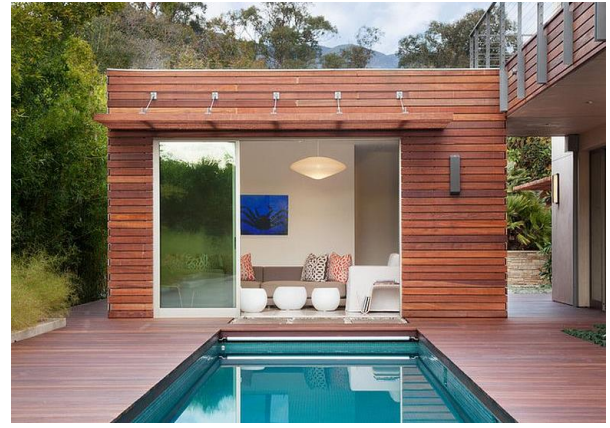
3. No modular buildings, mobile homes or portable storage facilities will be permitted.

4. No dwelling or other building, including any accessory building, may be erected on any of the Lots unless such dwelling or other building or accessory building is built as per the plans and specifications and finishes approved by the Developer or the Design Consultant.





**Example of Landscaping around structure*



**Example architectural design*

SECONDARY SUITES, ANCILLARY SUITES, CARAGE HOUSES, ETC.

1. No secondary dwellings, garden suites, secondary residences, carriage houses, ancillary suites, in-law suites, boarding house, rooming house, short term rentals, or any other such accommodation may be constructed as part of the single-family dwelling or on any other portion of any Lot. This restriction is registered on Title.

HOUSE SIZES

1. Single-family dwellings must occupy a minimum area (exclusive of garage, patios and decks) of 1,100 square feet (102.19 square metres) on the main floor for two level homes, or 1,500 square feet (139.35 square metres) for rancher or bungalow style homes.

ACCESSORY BUILDINGS

1. No accessory building shall be built on a Lot unless it and it's location is approved

by the Design Consultant (as more particularly set out in Plan Approval).

2. Only one accessory building may be constructed on a Lot.

3. No portable sheds are allowed on a Lot.

4. No accessory building shall occupy an area of more than 161.5 square feet, unless approved by the Design Consultant.

5. Accessory building heights shall be a maximum of 10 feet interior from floor to ceiling, unless approved by the Design Consultant.

6. Usage: Accessory buildings shall not be used for the purpose of facilitating any form of commercial/business activity. Reminder that no secondary dwellings, garden suites, secondary residences, carriage houses, ancillary suites, in-law suites, boarding house, rooming house, short term rentals, or any other such accommodation will be permitted. This restriction is registered on Title.



Accessory buildings shall be encouraged to add both architectural interest, and to improve the overall enjoyment of the property by the homeowner. Examples include additional garden storage, pool house, pool utilities, playhouse, private studio, and workshop.

7. Site Design: Accessory buildings shall compliment the size and location of the main residence and be designed to work with the natural topography while not conflicting with neighbouring property views.

8. Any Accessory building must compliment the house style and be finished to match the main dwelling. The exterior design shall incorporate the use of at least two (2) complementing materials repeating selections from the main dwelling.

9. The Accessory Building must be completed within the first issuance of the Building Permit from the City of Kamloops



ROOFS AND DESIGN MATERIALS

1. All structures (including any single-family dwelling and/or accessory building) must have a sloped roofs are clad in: asphalt shingles having a 40-year guarantee, metal roofs of the standing seam variety, masonry or metal tile materials. No wood shakes will be permitted due to the potential fire hazard.

2. Except for hip roofs, no building roof (including any single-family dwelling and/or accessory building) shall have more than a maximum roof slope of 2/12 pitch (i.e. a 2 centimetre vertical drop for every 12 centimetres of horizontal distance).

3. All roofs must have a flat roof element will be allowed.

4. No more than 30% of the total roof footprint may be hip roofs. Hip roofs can only be clad in metal of the standing seam variety. Hip roofs shall have a minimum 36-inch overhang with a maximum roof slope of 3/12 pitch.

5. Roof Top patios are permitted but must not be visible from the street adjacent to the Lot and must take into consideration the privacy of the adjacent homes.

EXTERIOR WALL FINISHES

1. The exterior wall surfaces of the dwelling, garage, and accessory building must be sided or surfaced in fibre cement

siding material product or equivalent material, or with stucco. The exterior design will incorporate the use of at least three (3) types of materials. The secondary accent exterior wall material must consist of wood timbers, Longboard® or equivalent material. The tertiary accent material on the exterior walls must consist of natural stone, brick or corrugated metals.

2. No exposed foam insulation from insulated concrete foundations are allowed.

3. The following exterior surface treatments are prohibited:

- a. Plastic Siding
- b. Vinyl Siding
- c. PVC Siding
- d. Asphalt Siding
- e. Exposed Masonry Blocks (except split faced blocks); and
- f. Other exposed unfinished construction materials

PARKING AND DRIVEWAYS (INCLUDING RECREATIONAL VEHICLES)

The curb let down for driveway access has been predetermined for each Lot (except in the cul-de-sac) and may not be moved or adjusted in size unless approved by the Developer.

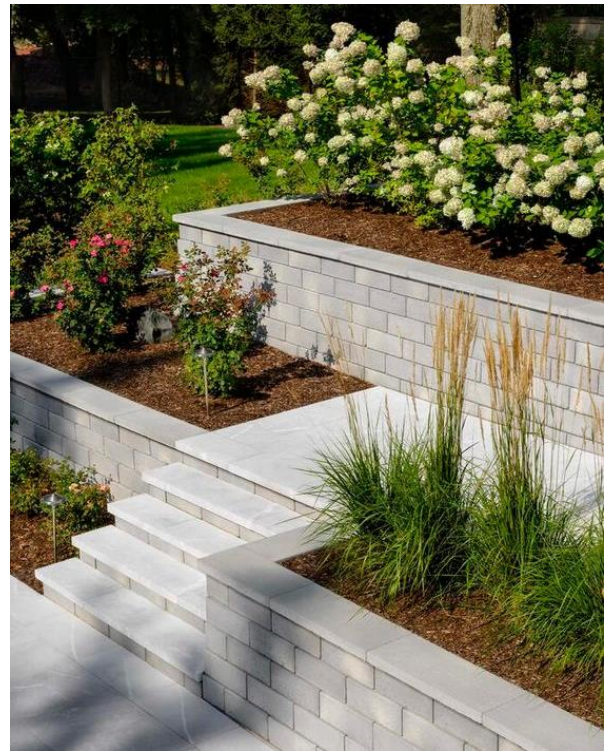


**Example of Fascia*



1. Single-family dwelling must include an enclosed garage parking area of at least 400 square feet (37.2 square metres) on the Lot.
2. Carports are not permitted.
3. No driveway will be wider than 23 feet (7 metres) at the letdown and driveways must not be constructed other than with exposed aggregate concrete utilizing 3/8" aggregate mix or interlocking paving stones.
4. No asphalt or trowelled broom finishes or stamped concrete finishes will be allowed.
5. No additional concrete parking surfaces will be allowed to be constructed on the Lot.

6. No driveway may be less than a minimum of 5 feet (1.52 meters) from any adjoining Lot. See example drawing from True Land Surveying attached on page 18.
7. All driveway edges must align with the outer sides of the garage doors.
8. Perpendicular garage driveways are not allowed unless the adjacent land is landscaped with plants and/or grass.
9. In the cul-de-sac, no driveway can exceed a width of 20 feet (6.1 metres).
10. No boats, watercrafts, recreational vehicles, recreational trailers, motorhomes, horse trailers, campers, utility trailers or commercial vehicles shall be parked on the Lot unless stored in the enclosed garage space.



YARDS AND LANDSCAPING

1. The front yard and side yard must be landscaped to a minimum of 5 feet (1.52 metres) beyond the front corners of the dwelling. The Lot must be landscaped with turf, shrub gardens, and trees, and are irrigated with timed underground sprinklers and plant drips.

2. Fences or hedges lying along the side yard property lines of the Lot have a maximum height of 6 feet 7 inches (2 metres); in the side yard or front property lines that front the street (between any structure and the street) they have a maximum height of 3 feet 3 inches (1 metre).

3. No synthetic turf, synthetic grass or synthetic plants of any kind can be used to landscape the Lot.

4. Vegetable gardens are not permitted in the front yard.

5. All side yards and backyards must be maintained at all times.

6. Front yards and side yards (to the back corners of the dwelling) cannot be used for storage for any items.

7. The front yard may only consist of the driveway, plant material, trees, and turf.

8. Plant materials to be used in front yards should be in a maximum ratio 70 percent turf and 30 percent shrub beds unless approved by the Design Consultant. Turf

cannot be mixed with any other product, for example, clover.

RETAINING WALLS

1. Side yards that need to be retained may only be constructed of Redi-Rock walls or equivalent, poured in place concrete, which is to be sandblasted or architecturally designed, Allan Block, Split faced building blocks or equivalent landscaping blocks and any retaining wall will need to be approved by the Design Consultant.

2. Lots 3, 4, 5, 9, 10, & 11 have a covenant from the City of Kamloops restricting the individual transfer of the subject property until completion of the retaining wall at the back of the respective Lot. Once the retaining wall is completed and inspected by the City of Kamloops, the covenant will be removed.





EXTERIOR DESIGN COMPONENTS

Street numbers must be visible from the street and be a minimum of 8" in height. We encourage the creativity of the numbers. Outside lights can be featured on the home and subtle up lighting can be used. Backyards are the responsibility of the homeowner. Decks, patios, covered areas, outside gas fireplaces and outside kitchens are permitted.



*BOSS Designs

TELECOMMUNICATIONS EQUIPMENT

No single-family dwelling and/or accessory building may be constructed with telecommunications equipment (including satellite dishes, antenna or other similar structures/equipment) that will be visible from the street.



*BOSS Designs

EXTERIOR UTILITY METERS

No exterior meters or monitoring devices for gas, electricity, water, telephone, or otherwise shall be installed on the front of the dwelling.



EXTERIOR MECHANICAL EQUIPMENT

1. The Lot owner shall not place mechanical equipment including, but not limited to heating, cooling and pool equipment in the front (street side) of the

dwelling other than in the side or rear yards of the Lot.

2. Window mounted air conditioners units and/or heating units are not permitted.

3. No solar panels or related equipment can be visible from the street. The Design Consultant must approve placement.



SITING'S AND SETBACKS

The siting of each dwelling or accessory building shall take into consideration the Lot's natural characteristics, including the slope of the Lot, the location of any existing trees that are designated for preservation and the location of the neighbouring improvements, as determined by the Developer or the Design Consultant in relation to the overall view of over-shadowing of neighbouring Lots and improvements.

BOULEVARD, TREES, SIDEWALKS AND DRIVEWAY LETDOWNS

1. The Lot Owner is responsible for the maintenance of any boulevard at all times

including during construction and must remain 100% natural turf with the exception of any trees planted by the Developer. This includes watering of the turf and trees and mowing of the turf. Turf cannot be mixed with any other product (for example, clover). No synthetic turf, synthetic grass or any other plants can be used. The boulevard underground sprinkler system must be attached to the front yard underground sprinkler system

2. The homeowner is responsible to replace/repair any damage to the turf, trees, sidewalks and/or the driveway letdowns during and after construction.

3. During construction, any damage caused to adjacent properties/areas are to be repaired at the cost of the homeowner.

4. Tree maintenance (except watering) and pruning of any trees on boulevards and surrounding lands owned by the City of Kamloops is the responsibility of the City of Kamloops.





CLEANLINESS OF LOT

1. The Lot Owner shall not allow the lot to become unclean or disorderly and no building material, crates, packing cases, contractor's shed or equipment shall be placed on or left on any Lot, nor on any property adjoining any Lot other than during such time as the construction work is actually in progress on such Lot.
2. Garbage shall not be left on any Lot other than in garbage receptacles.
3. Excavation shall not be made unless necessary in connection with the construction of an approved dwelling or other approved improvement.



CLOTHESLINES

1. Clothes lines or lines for hanging clothes will not be permitted on any Lot unless it or they are concealed from view from the front of the Lot.

LIVESTOCK AND HOUSEHOLD PETS

1. Livestock, poultry, swine, sheep, horses, cows, cattle, goats, chickens, roosters, or other farm animals or livestock shall not be permitted or kept on any lot.
2. Domesticated household pets shall be controlled at all times by the owner in order to prevent them from becoming an annoyance or nuisance for other Lot Owners.

3. No kennels, public or commercial breeding or sale of any animals shall be allowed on any Lot.

4. Any dog runs or pet structures cannot be visible from the street.

COMPLETION OF STRUCTURE

Lot Owners shall not allow any dwelling or structure erected on their Lot to remain incomplete on the exterior for a period longer than 12 months from the issuance of the building permit from the City of Kamloops for the construction of the said dwelling or structure.

No accessory building can be constructed on a Lot unless the accessory building is completed prior to issuance of an unconditional Certificate of Final Occupancy (in relation to the single-family dwelling on the Lot) by the City of Kamloops.



The following needs to be completed within 22 MONTHS of the completion of the sale of the Property to the Buyer:

1. Final Occupancy Certificate has been obtained from the City of Kamloops and all other outstanding permits completed.
2. All requirements in the Final Design Approval Form will be completed;
3. House will meet all the requirements detailed in the house plans that have been stamped by the developer and approved by the City of Kamloops;
4. Front yard landscaping has been completed;
5. Driveway has been poured and completed;
6. Retaining walls have been completed;
7. Side yard has been landscaped to 5 feet beyond front corner of house;
8. The home has been constructed in accordance with the specifications of sections A through T of the Schedule of Building Restrictions and Conditions which are found in the Statutory Building Schemes;
9. Any damage caused during construction to any city or other property has been repaired; and
10. The licenced Builder was involved consistently from the initial permit application at the City of Kamloops to Final Occupancy Certificate from the City of Kamloops. The Builder was responsible for all trades onsite during construction and all work safe procedures.

Phase 3C Lot Information

Lot	Civic Address	Frontage	Total Size	House Style
1	1200 Prairie Rose Drive	51.5 ft (15.5m)	8960.96 SqFt (832.5 SqM)	2 Storey
2	1453 Prairie Rose Court	57 ft (17.7m)	8556.23 SqFt (794.9 SqM)	2 Storey
3	1461 Prairie Rose Court	32.8 ft (10m)	7868.42 SqFt (731 SqM)	Partial Walkout
4	1467 Prairie Rose Court	36 ft (11m)	8655.26 SqFt (804.1 SqM)	Walkout
5	1470 Prairie Rose Court	36 ft (11m)	10979.19 SqFt (.102 Ha)	Walkout
6	1464 Prairie Rose Court	36 ft (11m)	11194.47 SqFt (.104 Ha)	Partial Walkout
7	1458 Prairie Rose Court	58.7 ft (17.9m)	9199.91 SqFt (854.7 SqM)	2 Storey
8	1194 Prairie Rose Drive	50.8 ft (15.5m)	8688.63 SqFt (807.2 SqM)	2 Storey
9	1191 Prairie Rose Drive	53.4 ft (16.3m)	7404.49 SqFt (687.9 SqM)	Walkout
10	1199 Prairie Rose Drive	57.4 ft (17.5m)	7378.66 SqFt (685.5 SqM)	Walkout
11	1207 Prairie Rose Drive	57.7 ft (17.6m)	7279.63 SqFt (676.3 SqM)	Walkout



In an effort to continually improve its product, the developer reserves the right to make changes and modifications. This site plan is an artist conception and is not intended to be a precise depiction of buildings, landscaping, driveways, letdowns, and other improvements and is not illustrated to scale. All measurements are approximate and should be verified if important.



About the Developer

Homex Development Corporation



Since 1971 Homex Development Corporation has developed countless subdivisions and more than 1,000 housing units throughout the city of Kamloops, British Columbia. We value hard work and doing the right thing. From pipes deep beneath the ground to the finishing touches on your brand-new home, there are no shortcuts on any of our projects. Peter McCurrach of Homex Development Corporation has played

a major role in the growth and development of Kamloops, B. C., since 1971. Peter was joined by his son, Matt, in 1995. Matt's attention to detail and passion for exceptional home building is seen through the projects Homex has brought to Kamloops. Matt spent three years as President of the Canadian Home Builders Association – Central Interior, sits on the Government Relations Committee of CHBA - British Columbia, and sits on the Executive Committee of CHBA - National. Homex has exceptional crews and subcontractors that pride themselves on practicing the latest building techniques, as well as staying ahead of the latest trends. Whether it's moving a mountain for a new road, digging a basement or doing the smallest of landscaping tasks, Homex has the team and equipment for the job.



About the Realtor

Jerri Van, Personal Real Estate Corporation



Jerri's attention to detail and great customer service has made her an award winning REALTOR®. Her understanding of the market and extensive knowledge of Kamloops helps to educate you on making the right decision when purchasing your new home. Jerri is committed to her clients and dedicated to working hard to find the right home of their dreams.

Jerri currently works on award winning developments throughout the city of Kamloops and has been an intergral part of the design and marketing of these developments. She is very educated on multi family sites, has a good understanding of Geo Thermal buildings, and Built Green construction. With her background in design she is able to help with staging homes and helping her clients see the potential in existing homes.

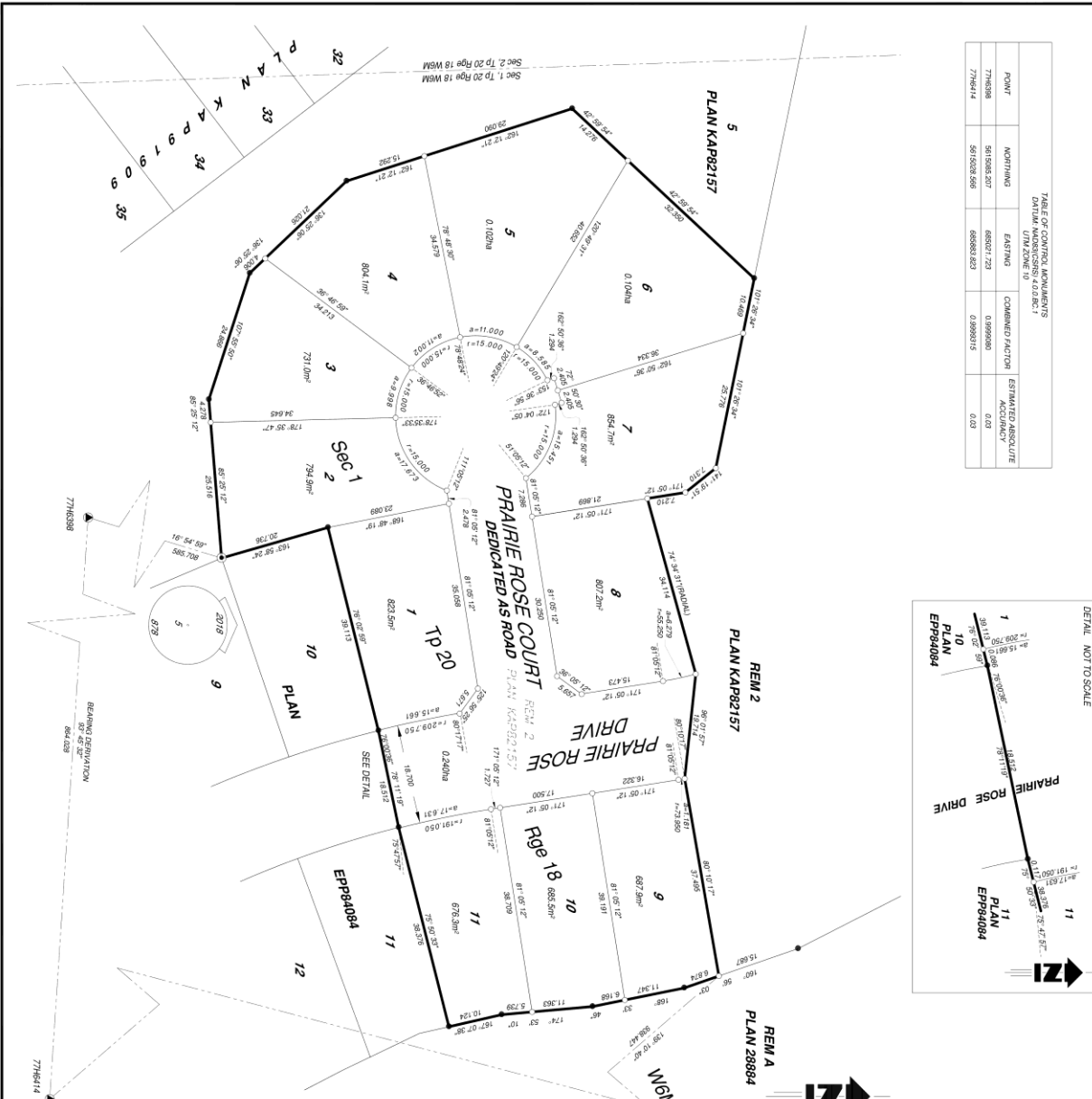
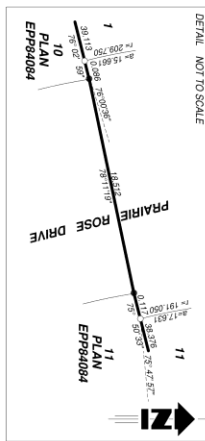
Jerri is well-known in the community with being an active member of the Canadian Home Builders Association – Central Interior and volunteering her time with the Y Dream Home and local non-profits. She continues to look for opportunities and help out within the community whenever possible.

Role with Hidden Trails

During the process from purchasing a lot through to completion of the holdback, Jerri represents the Seller. Her role is to facilitate communication, relay decisions, and be a conduit of information between the Developer, the Design Consultant, and Buyers.



TABLE OF CONTROL MONUMENTS DATUM: NAD83(CSRS) 4.0 B.C. 1			
POINT	NORTHING	EASTING	COMBINED FACTOR
77H6388	917008.207	688027.223	0.9999900
77H6414	917028.666	688083.823	0.9999315
			ESTIMATED ABSOLUTE ELEVATION (M)
			0.03



SUBDIVISION PLAN OF PART OF LOT 2 Sec 1 AND 2, Tp 20 Rge 18 AND Sec 35 AND 36, Tp 19, Rge 18, W6M, KD1D, PLAN KAP82157 EXCEPT PLANS KAP83002, KAP91909, EPP66379 AND EPP84084

INTEGRATED SURVEY AREA NO. 23 KALCOOPS (NAD83(CSRS)) 4.0 B.C. 1
 GRID BEARINGS ARE DERIVED FROM GNSS OBSERVATIONS BETWEEN
 GEODETIC CONTROL MONUMENTS 77H6388 AND 77H6414 AND ARE
 REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ELEVATION ARE
 DERIVED FROM GNSS FREQUENTLY GROSS TEST TO GEODETIC
 CONTROL MONUMENTS.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES UNLESS
 OTHERWISE NOTED. VERTICAL DISTANCES ARE DERIVED FROM
 GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR
 OF 0.9999315 WHICH HAS BEEN DERIVED FROM 77H6388 AND 77H6414.

- LEGEND
- ▲ CONTROL MONUMENT
 - STANDARD IRON POST FOUND
 - STANDARD CONCRETE POST FOUND

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING
 OFFICER FOR THE CITY OF RAMOONS
 JURISDICTION FILE #S288915

TWO COMMENTS IN THE NAME OF THE CITY OF RAMOONS,
 PUBLISHER TO SECTION 21(9) OF THE LAND TITLE ACT, S.A.
 CONDITION OF APPROVAL FOR THIS SUBDIVISION

THIS PLAN LIES WITHIN THE THOMPSON-NICOIA REGIONAL
 DISTRICT

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED
 ON THE 08th DAY OF JANUARY, 2022
 SCOTT RHODES, BCLS (878), C.L.S.

TRUE
 LAND SURVEYING

201 - 3070 Falcon Road • Kamloops, BC • V2C 4L0
 W: 250.828.0881 • T: 250.828.0717
 info@true-land.ca
 DWG FILE: 182103716
 JOB NO: 1182-037
 FB, LL, P

Schedule D

Of the Contract of Purchase and Sale



Transaction Process

- Written Offer
- Accepted Offer
- Confirm House Designer
- Confirm Builder
- Within 2 weeks 1st set of Subjects are Removed
 - Title (Schedule B)
 - Building Scheme (Schedule C)
 - Soil Test
 - Insurance
- \$10,000.00 Non-Refundable Deposit cheque made out to Dufferin Land Corporation
- Buyer is required to provide a completed Schedule D and the House Plans 4 weeks prior to final Subject Removal
- Allow 4 weeks prior to final subject removals for the Developer to review and approve Schedule D of Purchase and Sale Agreement.
- Make any changes based on Developer's review and resubmit a hardcopy of Schedule D and the House Plans.
- Prior to Final Subject Removals Review/and approve final construction costs with Builder
- Remove Final Subjects
 - Construction of Home – Approval of Plans (House, Front Yard Landscaping, and Driveway)
 - Construction Cost
 - Final Design Approval – Schedule D
 - Compliance Holdback Cheque made out to Gillespie and Company (10% of the agreed upon purchase price of the Lot [excluding GST]).
- Completion and Possession
- Compliance Holdback
 - 22 Months from the Completion Date

BUYER

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SELLER

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COMPLIANCE HOLDBACK

Pursuant to the statutory building scheme registered against title to the Property, the Buyer must adhere to the Schedule of Building Restrictions and Conditions contained therein. Upon providing full size building plans and specifications to the Design Consultant, the Buyer must pay a Compliance Holdback of 10% of the agreed upon lot price (excluding GST) the Seller's lawyer to be held "in trust" on the following conditions:

The Compliance Holdback will be returned to the Buyer after the Seller has confirmed that the following have been completed within 22 MONTHS of the completion of the sale of the Property to the Buyer:

1. Final Occupancy Certificate has been obtained from the City of Kamloops and all other outstanding permits completed.
2. All requirements in the Final Design Approval Form will be completed;
3. House will meet all the requirements detailed in the house plans that have been stamped by the developer and approved by the City of Kamloops;
4. Front yard landscaping has been completed;
5. Driveway has been poured and completed;
6. Retaining walls have been completed;
7. Side yard has been landscaped to 5 feet beyond front corner of house;
8. The home has been constructed in accordance with the specifications of sections A through T of the Schedule of Building Restrictions and Conditions which are found in the Statutory Building Schemes;
9. Any damage caused during construction to any city or other property has been repaired; and
10. The licenced Builder was involved consistently from the initial permit application at the City of Kamloops to Final Occupancy Certificate from the City of Kamloops. The Builder was responsible for all trades onsite during construction and all work safe procedures.

If any of the above items have not been completed within 22 MONTHS of the completion of the sale of the Property to the Buyer, the Compliance Holdback will be released to the Seller as liquidated damages.

If the Property is re-sold by the Buyer before meeting the above conditions, the Compliance Holdback is forfeited by the Buyer and will be released to the Seller.

The Compliance Holdback is a separate deposit from the Deposit provided in section 2 of the contract of purchase and sale.

BUYER

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SELLER

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Final House Design Approval

Schedule D of Contract of Purchase and Sale

Lot Number: _____ Address: _____

Legal: _____

Owner's Name: _____

Address: _____

Phone Number: _____ Email Address: _____

For the final design to be approved, you must submit:

- Two sets of constructions plans with specifications for Permit
- One set of plans sized 11½" X 17"
- 11½" X 17" Exterior colour rendering of the front of the house
- 11½" X 17" Exterior colour rendering of the back of the house
- Elevations
 - o Roof Details & Height
 - o Elevations of House (from each side & including from curb to top of house)
 - o Back Yard Elevations
- Two sets of samples of Exterior Paint Colours and one set of samples of exterior rock
- Professional Driveway & Walkway Plans with measurements
- Professional Front Yard Landscaping Plan
- Image of Permanent Address Numbers
- Completed Schedule D Package
- Any other plans or documentation previously requested by Design Consultant

Date Approved: _____

Design Consultant: _____

Buyer: _____

Seller: _____

BUYER

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SELLER

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PRELIMINARY DESIGN INFORMATION PACKAGE

Property Design Specifications

- ❖ Lot Size: _____
- ❖ Finished Interior Space: _____
- ❖ Unfinished Interior Space: _____
- ❖ Garage Size: _____
- ❖ Total Building Footprint: _____
- ❖ Additional Building Size: _____

Building Design Specifications

Exterior wall finishes:

- Type: _____
- Colour: _____

Stone cladding:

Exterior Longboard ® Colour:

Exterior Wood Details (if applicable):

Metal cap flashing:

- Brand: _____
- Colour: _____

BUYER

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SELLER

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Soffit:

- Brand: _____
- Colour: _____

Fascia Colour (Smooth Finish Only):

Roofing:

- Material: _____
- Slope: _____
- Colour: _____

Roof Gutters:

- Brand: _____
- Colour: _____

Rain Trough:

Scuppers:

Downspout:

- Brand: _____
- Colour: _____

Windows:

- Brand: _____
- Colour: _____

Garage Door:

- Brand: _____
- Style: _____
- Model #: _____
- Colour: _____

BUYER

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SELLER

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Driveway:

- Finishing: _____
- Drawing With Measurements Attached, Page #: _____

Front Door Selection:

- Brand: _____
- Style: _____
- Model #: _____
- Colour: _____
- Picture Attached, Page#: _____

Permanent Address Numbers:

- Size: _____
- Colour: _____
- Font: _____
- Orientation On Home: _____
- Picture Attached, Page#: _____

Exterior Lighting:

- Colour: _____
- Size: _____
- Picture Attached, Page#: _____

******DO NOT FORGET TO ATTACH REQUIRED PICTURES, SAMPLES, & DRAWINGS******

BUYER

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SELLER

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Final Design Approval – Accessory Buildings

This must accompany any accessory building proposal

Lot Number: _____ Address: _____

Legal: _____

Owner's Name: _____

Phone Number: _____ Email Address: _____

Contractor's Name & Phone Number: _____

For the final design to be approved, you must submit:

- One set of constructions plans with specifications for Permit (including floor plan, roof plan & cross sections)
- One set of plans sized 11½" X 17"
- Site Plan indicating building location, set-backs, footprint area, & grade elevations
- Elevations
 - Roof Details & Height
 - Elevations of Accessory Building (from each side & including from curb to top of building)
 - Back Yard Elevations
- Two sets of samples of Exterior Paint Colours and one set of samples of exterior rock
- Rendering of Approved House or Photo of completed house (for reference)
- Completed Final Design Approval – Accessory Buildings Package
- Any other plans or documentation previously requested by Design Consultant

Date Approved: _____

Developer/Design Consultant: _____

Owner: _____

BUYER

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SELLER

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PRELIMINARY ACCESSORY BUILDING DESIGN
INFORMATION PACKAGE

Sizing Specifications

- ❖ Lot Size: _____
- ❖ Accessory Building lot coverage (sqft and % of Lot): _____
- ❖ Building Height (ft): _____
- ❖ Building Dimensions (width [ft] x depth [ft]): _____

Building Design Specifications

Exterior Wall Finishes:

- Type: _____
- Colour: _____

Stone Cladding:

Exterior Longboard® Colour:

Exterior Wood Details (If Applicable):

Metal Cap Flashing:

- Brand: _____
- Colour: _____

BUYER

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SELLER

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Soffit:

- Brand: _____
- Colour: _____

Fascia Colour **(Smooth Finish Only)**:

Roofing:

- Material: _____
- Slope: _____
- Colour: _____

Roof Gutters:

- Brand: _____
- Colour: _____

Rain Trough:

Scuppers:

Downspout:

- Brand: _____
- Colour: _____

Windows:

- Brand: _____
- Colour: _____

Garage Door (If Applicable):

- Brand: _____
- Style: _____
- Model #: _____
- Colour: _____

BUYER

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SELLER

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Exterior Door Selection:

- Brand: _____
- Style: _____
- Model #: _____
- Colour: _____
- Picture Attached, Page#: _____

Exterior Lighting:

- Colour: _____
- Size: _____
- Picture Attached, Page#: _____

******DO NOT FORGET TO ATTACH REQUIRED PICTURES, SAMPLES, & DRAWINGS******

BUYER

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SELLER

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Final Approved Design Changes Request Form

Lot Number: _____ Address: _____

Legal: _____

Owner's Name: _____

Address: _____

Phone Number: _____ Email Address: _____

Date of Original Schedule D Approval: _____

For the final design to be approved, you must submit:

- Two sets of constructions plans with specifications for Permit
- One set of plans sized 11½" X 17"
- 11½" X 17" Exterior colour rendering of the front of the house
- 11½" X 17" Exterior colour rendering of the back of the house
- Elevations
 - Roof Details & Height
 - Elevations of House (from each side & including from curb to top of house)
 - Back Yard Elevations
- Two sets of samples of Exterior Paint Colours and one set of samples of exterior rock
- Professional Driveway & Walkway Plans with measurements
- Professional Front Yard Landscaping Plan
- Image of Permanent Address Numbers
- Completed Schedule D Package
- Any other plans or documentation previously requested by Design Consultant

Date of Change(s) Approved: _____

Design Consultant: _____

Buyer/New Owner: _____

Seller/Developer: _____

LOT OWNER

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DESIGN CONSULTANT

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Final Approved Design Changes Request Form

Only fill out the areas you are requesting changes

Property Design Specifications

APPROVED:

Lot Size: _____

Finished Interior Space: _____

Unfinished Interior Space: _____

Garage Size: _____

Total Building Footprint: _____

Additional Building Size: _____

NEW:

Lot Size: _____

Finished Interior Space: _____

Unfinished Interior Space: _____

Garage Size: _____

Total Building Footprint: _____

Additional Building Size: _____

Building Design Specifications

APPROVED:

Exterior wall finishes:

➤ Type: _____

➤ Colour: _____

Stone cladding (if applicable):

Exterior Longboard ® Colour:

Roofing:

➤ Material: _____

➤ Slope: _____

➤ Colour: _____

Roof Gutters:

➤ Brand: _____

➤ Colour: _____

NEW:

Exterior wall finishes:

➤ Type: _____

➤ Colour: _____

Stone cladding (if applicable):

Exterior Longboard ® Colour:

Roofing:

➤ Material: _____

➤ Slope: _____

➤ Colour: _____

Roof Gutters:

➤ Brand: _____

➤ Colour: _____

LOT OWNER

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DESIGN CONSULTANT

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HIDDEN TRAILS
AT MOUNT DUFFERIN

The Building and Design Guideline Manual has been developed to assist in understanding the Hidden Trails building scheme requirements, design standards and technical requirements. Any home design will need to meet the Building Scheme that is registered on title for the specific lot. All plans must be approved by the Developer and/or the Design Consultant.

APPROVED:

Rain Trough:

Scuppers:

Downspout:

- Brand: _____
- Colour: _____

Windows:

- Brand: _____
- Colour: _____

Garage Door:

- Brand: _____
- Style: _____
- Model #: _____
- Colour: _____

Driveway:

- Finishing: _____
- Drawing With Measurements Attached, Page #: _____

Front Door Selection:

- Brand: _____
- Style: _____
- Model #: _____
- Colour: _____
- Picture Attached, Page#: _____

NEW:

Rain Trough:

Scuppers:

Downspout:

- Brand: _____
- Colour: _____

Windows:

- Brand: _____
- Colour: _____

Garage Door:

- Brand: _____
- Style: _____
- Model #: _____
- Colour: _____

Driveway:

- Finishing: _____
- Drawing With Measurements Attached, Page #: _____

Front Door Selection:

- Brand: _____
- Style: _____
- Model #: _____
- Colour: _____
- Picture Attached, Page#: _____

LOT OWNER

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DESIGN CONSULTANT

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APPROVED:

Permanent Address Numbers:

- Size: _____
- Colour: _____
- Font: _____
- Orientation On Home: _____
- Picture Attached, Page#: _____

Exterior Lighting:

- Colour: _____
- Size: _____
- Picture Attached, Page#: _____

NEW:

Permanent Address Numbers:

- Size: _____
- Colour: _____
- Font: _____
- Orientation On Home: _____
- Picture Attached, Page#: _____

Exterior Lighting:

- Colour: _____
- Size: _____
- Picture Attached, Page#: _____

If purposed changes include exterior wall finishes, stone cladding, wood details, paint samples, garage door, front door, or permanent address numbers please attached samples/examples.

Some purposed changes will require new rendering or plan submissions: landscape changes, front yard landscaping changes, driveway changes, exterior designs, measurements, etc.

LOT OWNER

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DESIGN CONSULTANT

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