

Falcon West Estates Specifications And Controls Of The Developer

1. Residential Structures:

All structures must conform to the accepted building, electrical and plumbing codes Of the Rural Municipality of Reynolds or the appropriate Governing Authority of the area. These building codes represent the **minimum** accepted standards for all structures. It is the responsibility of the lot lessee to insure that all permits have been obtained and all plans approved prior to the commencement of any construction event. Your contractor may chose to supply these permits, however you as the lessee are responsible to provide copies of all permits to the developer.

In all cases the plans for any and all structures, must be provided to Falcon West Estates for its prior approval in writing, not to be unreasonably withheld.

Any and all plans must include descriptions of exterior finishes and colors which must fall within the accepted color palate for the development, being earth-tone colors and finishes. Any and all exterior finishes must be of stone, brick, log, log look vinyl, or other similar material which falls within the accepted color palate and suites the natural environment of the area.

All roof structures must be of a minimum 5 / 12 pitch including residential structures, garages and sheds.

No residential structure shall be permitted with a footprint of less than 600 square feet.

No residential structure shall be permitted with a footprint of more than 4000 square feet.

Residential structures may have more than one level however may not exceed a height of 32 feet from ground level to the highest point of the exterior finish of the roof, excluding chimney structures.

All auxiliary structures constructed on a lot must match, in look and color, the main or residential structure.

Trailers "Residential or Recreational" will be permitted on a lot however in all cases must be removed on completion of any residential structure if and when constructed.

All motorized vehicles and / or trailers located on the property must be duly registered and licensed in the province of Manitoba or the province of the owner's principal residence.

2. Garages:

All garage structures must be detached from the principal residence and may not exceed a footprint of 528 square feet or an elevation of 20 feet from ground level to the highest point of the exterior finish of the roof, excluding chimney structures.

As with residential structures garages must conform to the accepted building, electrical and plumbing codes Of the Rural Municipality of Reynolds or the appropriate Governing Authority of the area. These building codes represent the **minimum** accepted standards for all structures.

It is the responsibility of the lot lessee to insure that all permits have been obtained and all plans approved prior to the commencement of any construction event.

In all cases the plans, for any and all structures, must be provided to Falcon West Estates for its prior approval in writing, not to be unreasonably withheld.

Any and all plans must include descriptions of exterior finishes and colors which must fall within the accepted color palate for the development, being earth-tone colors and finishes. Any and all exterior finishes must be of stone, brick, log, log look vinyl, or other similar material which falls within the accepted color palate and suites the natural environment of the area.

All roof structures must be of a minimum 5 / 12 pitch.

All garages must be located in a manner so that they are set back or to the side of the residential structure and may not be located closer to the developers designated front of lot than the residential structure.

3. Sheds and / or auxiliary structures:

May not exceed one in number and may not exceed a footprint of 144 square feet or an elevation of 15 feet from ground level to the highest point of the exterior finish of the roof.

4. Hydro, Water & Septic:

The developer includes the provision and installation of the main hydro lines for the development. It shall be the responsibility of each individual lot holder to arrange for and pay for their individual hydro connections. Each lot holder is further responsible for arranging for their own water supply and septic system including the servicing of same.

All water and sewer development must be completed according to the rules and regulations of Manitoba Conservation and all licenses must be obtained prior to development of or installation of any well or septic system. As the development area is planned to be "GREEN" in design and function preference shall be given to those potential lessees whom incorporate Grey water recycling, Composting toilets, low voltage lighting and reduce their carbon footprint in other manners.

5. Decks, Platforms, Patios:

Any deck, platform or patio shall be considered to be a part of the overall footprint of any structure unless it is located at ground level, as in the case of a stone patio or walkway or driveway which is located directly on or dug into the ground.

6. Waterways and Roadways:

In any case where a lot may be considered to encroach upon or enter the water or a roadway that area of water or road shall be deemed to be under the control of the developer.

7. Docks:

Docks are permitted providing they follow the criteria laid out herein. A dock may be located only within the individual lot holder's lot. The dock may not extend more than 6 Feet out from the shoreline as delineated by the high spring time water level. A dock may not exceed 96 square feet and may not protrude out from that footprint at any point or any elevation. Slides, diving boards, ladders and like items must fall within the footprint of the dock structure.

8. Landscape Structures:

Landscape structures such as pergolas, arbors and gazebos are permitted however in the case of a gazebo or any other covered structure they shall be counted as a shed and may not exceed one in number or the 144 square foot footprint and must be finished in a manner which matches and complements the residential structure.

9. Common Elements:

All waterways, roadways, trails, beaches and similar such elements are under the control of the developer Falcon West Estates.

10. Specific Lot Requirements:

Certain other site or lot specific requirements may be imposed. These requirements shall be provided in writing to the prospective lessee prior to the signing of the lease and shall form part of these specifications.