

Carriage Lane Estates

Country Residential Lots

Architectural Standards

House Size

All homes must comply with the following standards which are calculated above grade:

Minimum House Sizes:

- Bungalow 1,200 Sq. Ft.
- Split Level 1,200 Sq. Ft. on top 2 levels
- Bi-Level 1,200 Sq. Ft.
- 1 ½ Story 1,600 Sq. Ft. - 950 s.f. on main floor
- 2 Story 1,600 Sq. Ft. - 950 s.f. min on main floor

All areas in this clause include outer walls but shall exclude any basement area, garages, porches, patio, deck or like structure.

All lots on which dwellings are constructed must have constructed contemporaneously a garage to meet the following requirements:

- Attached Garage – minimum of 24 feet by 24 feet
- Detached Garage - maximum of 36 feet by 36 feet (excluding overhangs).

If there is no attached garage constructed, the detached garage shall be exactly 24 feet by 24 feet.

The total area covered by buildings (including the residence, attached or detached garage, and all auxiliary buildings) shall not be more than 20% of the total lot area. Any building like structure not firmly attached to the land in excess of 80 square feet shall be deemed to be a building for this purpose.

No business, trade, or calling shall be conducted on any lot save for a business, trade, or calling that is conducted solely from the principal residence excluding any attached garage.

Adjacent Boundary

No principal dwelling shall be constructed closer than 10 feet from the boundary of the adjacent lot, and on the side of the house where the garage is constructed closest to shall not be constructed closer than 15 feet from the boundary of the adjacent lot.

No building other than a principal dwelling shall be constructed closer than 15 feet from the boundary of the

adjacent lot.

Exterior Finishes

The allowed exterior siding finishes shall be one of the following:

- Aluminum or Vinyl Siding.
- Stucco
- Brick or Natural Stone or Cultured Stone
- Cedar Siding

A minimum of 15% brick work, stone work, or stucco accent on the front façade or other acceptable design creativity to offset the need for brick work, stone work, or stucco accent as approved by the Designated Representative.

Auxiliary buildings, including detached garages, shall be of the same finish and color (both walls and roof) as the principal dwelling, but without the necessity for brick work, stone work or stucco accent.

Roof Lines

All roof slopes of the dwelling, garage, or carport shall have a minimum rise of five (5) feet for each twelve (12) feet of run.

No chimney flue shall be exposed other than that portion of the chimney above the roof line of the dwelling.

Garages and Driveways

No dwelling shall be constructed closer to the front roadway servicing the lot than 45 feet and no dwelling shall be constructed farther from the front roadway servicing the lot at the front of the dwelling than 50 feet from the property line. Special consideration will be given to lots with extreme grades and a variance may be granted at the discretion of the Designated Representative.

Lot Grading

Lot grading for this development is based on existing ground and the site has been left as natural as possible. As a result, overland drainage paths through and across the lots must not be blocked or impeded by development.

Therefore, every effort must be made to keep the existing ground elevations at the property lines.

Finished grades shall comply with the grades shown on the approved plot plan for individual lots.

Landscaping

All front yards shall be seeded or sodded to lawn grass forthwith upon completion of the dwelling except for those portions used in other decorative landscaping techniques such as flowerbeds or shrubs. All lawns shall extend to the front street.

Should any lot herein not have a dwelling constructed upon within one (1) year from the date of purchase, the owner shall thereafter until constructed on, keep the lot in good repair and weed free to the same standards required by the County of Grande Prairie for parkland.

Fencing

No fence shall protrude or be constructed closer to the adjacent roadway than the front projection of the house living area on the house side and the front projection of the garage on the garage side of the dwelling.

Any fence erected on the lands shall be no more than six (6) feet in height and shall be of white chain link constructions.

Recreational Vehicle And Parking

No more than one each of one motor home, one boat and boat trailer, and one trailer intended to haul recreational vehicles such as quads, snowmobiles, or other like vehicles shall be parked on the lot outside of a building.

For greater clarity there is no restriction on the number of quads, snowmobiles, and the like that maybe parked outside; No modular or mobile homes shall be parked or moved on to the said lands. No unregistered or non-operative motor vehicles shall be parked outside on any lot.

The declared purpose of this covenant is to ensure that lands are brought into development as a quality community and are aimed at protecting the value of the investment made therein and, for the purpose, are reasonable.

To ensure compliance with each of the aforesaid, each dwelling shall have the approval of the appropriate

municipal or other government authority.

Further, the first dwelling constructed on each lot shall have the approval of the Designated Representative of Carriage Lane Estates Inc.

The Designated Representative will approve any dwelling that meets the requirements for subsequent dwellings does not imply that conditions herein contained do not fully apply to such dwellings.

Approval Process

An application must be submitted in duplicate to our engineers as follows:

- Completed and signed application form.
- A complete set of plans and elevations.
- A copy of plot plan with elevations prepared by our engineers

All stakeouts are to be completed by our surveyors/ engineers who will ensure that no construction will commence until approval is given.

- Our present engineers & surveyors are:
Focus – 539-3222.

