

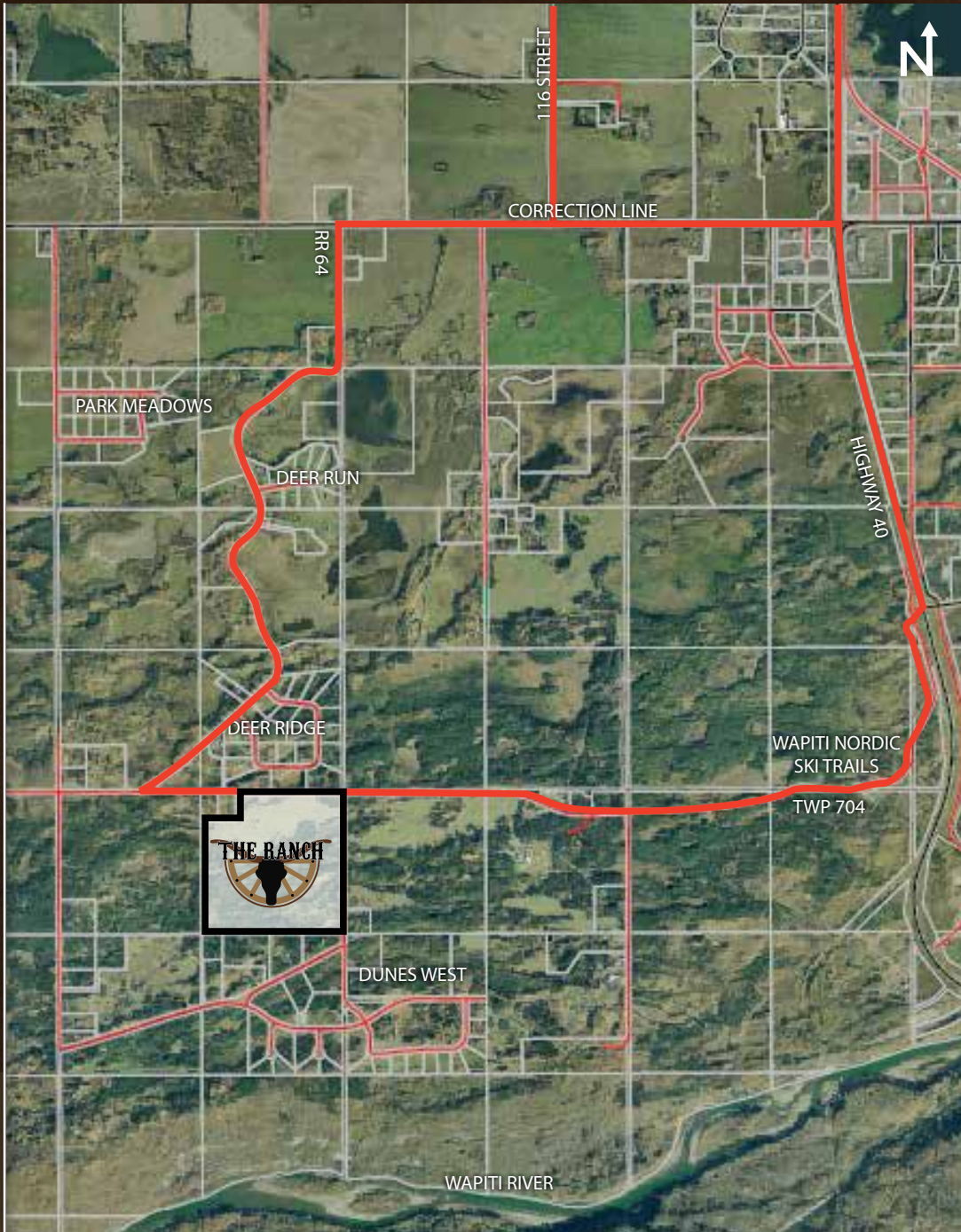
THE RANCH



RESIDENTIAL ACREAGES



LOCATION





OVERALL LAYOUT



FEATURES

- 2.49 - 5.30 acre lots.
- Serviced with municipal water, power and natural gas to property line.
- Close proximity to Grande Prairie, Wapiti River, Nordic Ski Trails and the Dunes Golf & Winter Club.
- Lots are treed with an attractive mix of spruce, pine, tamarack and poplar.
- Architecturally controlled subdivision ensures your investment is protected.
- Paved access via Correction Line and RR64 or paved and gravel access via Highway 40 and Township Road 704 past Nordic Ski Trails.
- County has recently approved pavement right to subdivision entrance to be completed by Fall 2014.



PHASE FOUR



Now Pre-Selling!
Start building in 2014.

RESTRICTIVE COVENANTS



1. The said lands shall be used for the construction on each lot of a single detached residential dwelling only (hereafter referred to as "the residence") and no attached, semi-attached, duplex or apartment shall be constructed on any of the said lands.
2. Any residence shall be of new construction and shall have the approval of the appropriate government authority prior to the commence of construction and notwithstanding any building standards or regulations, all residential development shall be constructed to minimum living areas as follows:
 - Bungalow 1,300 sq.ft. main floor
 - Split Level 1,300 sq.ft. main floor
 - Bi-Level 1,300 sq.ft. main floor
 - 1 ½ Story 1,600 sq.ft. – 950 sq.ft. on main floor
 - 2 Story 1,600 sq.ft. – 950 sq.ft. min on main floor
 - Variances up to 10% will be considered subject to developers' approval.
 - All areas in this clause include outer walls but shall exclude any basement area, garages, porches, patio, deck or like structure.
3. All residences must have an attached garage of at least 600 square feet which must be constructed at the same time as the residence.
4. No modular or mobile homes shall be parked or moved onto the said lands and further all housing shall be new construction only. New modular homes may be permitted subject to developer approval and must be placed on full concrete basements.
5. Only cedar shakes, cedar shingles, pine shingles or architectural 3D asphalt shingles or simulated shakes shall be utilized as roof covering on the residence and garage. Colored tin roofing may be permitted if approved by developer and conforms with style of construction.
6. All roof slopes shall have a minimum rise of five (5) feet for each twelve (12) feet of run including garages.
7. Exterior Finishing
The allowed exterior siding finishes shall be one of the following:
 - Hardy Plank or Fiber Cement siding
 - Aluminum or Vinyl siding
 - Stucco
 - Brick or Natural stone or Cultured stone
 - Cedar siding
 - A minimum of 30% brick work, stone work, or stucco accent on the front façade is required or other acceptable design creativity to offset the need for brick work, stone work, or stucco accent as approved by the developer.
 - Auxiliary buildings, including detached garage, shall be of the same finish and color (both walls and roof) as the principal dwelling but without the proximity for brick work, stone work or stucco accent.

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8. Fencing should be kept to a minimum. With careful design, the proper level of privacy can be achieved by judiciously placed groups of plants. Where fences are necessary for safety and security, they should be designed according to the same principles as the rest of the site:
 - Architecture - Fences should be built of natural materials, such as stone or timber. Powder coated chain link is also permitted. The fence should be integrated with the building and site design as whole.
 - Height - Where necessary, fences may be up to 1.83 m high, and more transparent areas (of latticework or screen, for example) are encouraged in the upper portions.
9. Each lot may construct one additional accessory building not to exceed 1200 square feet in area provided that the building is of new construction and complies with the clauses 5, 6 and 7 hereof. All accessory buildings must also be applied for and approved by The County of Grande Prairie No. 1.
10. No signs or advertising material of any kind shall be placed or erected on a lot except:
 - One sign on each lot of not more than five (5) square feet advertising the property for sale or rent.
 - Signs used by a building contractor during construction
 - Any personal name plate on each lot not more than two (2) square feet denoting the owner's name and address only.
11. No refuse piles, including unsightly objects and non-operative motor vehicles shall be allowed to be placed, stored or dumped on the subdivision, nor shall anything be done on a lot which may be a nuisance or annoyance to occupants of adjoining lots. All refuse and garbage shall be stored in receptacles at the rear of the residence on a lot.
12. No animals, livestock or poultry of any kind shall be raised, bred or kept except horses, quiet dogs, cats, small birds or other household pets provided that, in the case of dogs, cats, small birds or other household pets:
 - They are not kept, bred or maintained for any commercial purpose.
 - They do not become a nuisance to other occupants of the subdivision.
 - They are confined to the owner's lot unless put on a leash or otherwise appropriately controlled.
 - No more than 2 dogs and 2 cats may be kept on any lot.
13. All recreation vehicles, off highway vehicles including boats, trailers, campers, mobile homes, tent trailers, travel trailers, motor homes, snowmobiles and all terrain vehicles shall be parked in the rear of the lot or out of sight from the road and should not be placed in front of the residence longer than 48 hours on the said lands.
14. No commercial vehicles of maximum weight 5,000 kilograms gross license weight shall be parked or placed on the lot.
15. No industrial or agricultural equipment shall be parked or placed on the lands except such equipment as is reasonably necessary to maintain the lands and shall not be parked, placed or stored in the front of residence.
16. No repairs shall be made to motor vehicles, RVs and off-highway vehicles on the lands except if made within the garage or accessory building on the lands.
17. No sand, gravel, peat moss, minerals or trees may be commercially extracted, sold or removed from the lands.
18. No commercial business or bed and breakfast shall be allowed to be constructed from any lot.
19. All plans need to be approved by the developer prior to building.

*** The previous covenants are put in place by the developer with the intent to create a quality subdivision and to protect the investments of those purchasing lots in the subdivision. Covenants are subject to change at the developer's discretion.*

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