



HIGH POINTE
AT CLAREVIEW



ARCHITECTURAL GUIDELINES

MULTI FAMILY / COMMERCIAL



JLDEVELOPMENTS

SUMMARY

SITUATED ON 27 ACRES OF LAND IN THE CORE OF NORTH EDMONTON, HIGH POINTE WILL BE HOME TO A COLLECTION OF MODERN LOW TO MID-RISE APARTMENTS, URBAN TOWNHOMES, AND NEIGHBORHOOD COMMERCIAL THAT WILL COME TOGETHER TO CREATE A VIBRANT NEW TRANSIT-ORIENTATED VILLAGE FULL OF CONVENIENCES FOR EVERYDAY LIFE.

THE MAIN INTENT OF THESE DESIGN GUIDELINES IS TO ENCOURAGE THE DEVELOPMENT OF MULTI-FAMILY RESIDENTIAL AND COMMERCIAL FORMS WITH DESIGN CHARACTERISTICS THAT ARE TIMELESS AND REPRESENTATIVE OF A MODERN URBAN VILLAGE. THESE DESIGN GUIDELINES ARE PREPARED BY AND ARE SUBJECT TO CHANGE AT THE DISCRETION OF JL CLAREVIEW LTD. (THE “DEVELOPER”) ACTING REASONABLY.

THE DEVELOPER MAY, FROM TIME TO TIME IN ITS SOLE DISCRETION ACTING REASONABLY OR AS REQUIRED BY ANY GOVERNMENTAL AUTHORITY, CHANGE, VARY OR MODIFY THESE DESIGN GUIDELINES.



■ SITE PLAN



■ INTRODUCTION

.1 OBJECTIVES

THE ARCHITECTURAL GUIDELINES FOR HIGH POINTE AT CLAREVIEW WILL ESTABLISH THE CHARACTER OF THE SUBDIVISION AND ULTIMATELY MAINTAIN THE INTEGRITY OF THE COMMUNITY FOR YEARS TO COME. THE GUIDELINES AIM TO ENSURE THAT THE COMMUNITY PRESENTS AN IMPRESSION OF QUALITY, WALKABILITY AND CONNECTIVITY WHILE SEAMLESSLY INTEGRATING THE MANY HOUSING OPTIONS AVAILABLE TO BOTH HOMEOWNERS AND TENANTS, ALIKE.

.1.1 THEME

THE DESIGN GUIDELINES WILL GUIDE THE DEVELOPMENT OF A HIGH-QUALITY, MODERN AND CONTEMPORARY, COMPREHENSIVELY PLANNED URBAN VILLAGE WITH EXTERIOR MURAL ART BEING MARKETED AS A CORNERSTONE OF THE LIVING EXPERIENCE. THIS WILL ENSURE ECLECTIC EXTERIOR FACADES, CONTRARY COLOURS AND CONTRASTING EXTERIOR FINISHES AS PART OF EACH BUILDING WHILE CREATING A SENSE OF PLACE FOR ITS RESIDENCES.



.1.2 LAND USE & ZONING REGULATIONS

HIGH POINTE AT CLAREVIEW HAS TWO MULTI-FAMILY ZONES (RA8 & RF5) WHICH ACCOMMODATE A MULTITUDE OF LOW TO MID-RISE APARTMENTS AND ROW HOUSING BUILT FORMS. ADDITIONALLY, THE COMMUNITY INCLUDES COMMERCIAL (CB1) LAND USES TO COMPLIMENT RESIDENTS WITH DIRECT ACCESS TO RETAIL AND PROFESSIONAL SERVICES AMENITIES. ALL BUILDERS ARE TO ENSURE FAMILIARITY WITH THE APPROPRIATE LAND USE AND DEVELOPMENT REGULATIONS.

.2 LIMITATIONS

.2.1 GENERAL

THE DEVELOPER RETAINS THE FULL DISCRETION TO APPROVE OR DISAPPROVE ANY OR ALL ELEMENTS OF A PROPOSED DEVELOPMENT OR STRUCTURE.

THE VENDOR, THEIR SERVANTS, AGENTS, CONTRACTORS, APPOINTEES, SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR THE ACCURACY, ENFORCEMENT OR COMPLIANCE WITH THESE LANDSCAPE AND DESIGN REQUIREMENTS TO ANY OWNER, PURCHASER AND/OR BUILDER WITHIN THE SUBDIVISION.

FORMAL STANDARDS FOR DEVELOPMENT WILL BE THOSE AS ESTABLISHED IN THE CITY OF EDMONTON LAND USE BYLAW, SPECIFIC TO HIGH POINTE AT CLAREVIEW. CONFORMITY WITH THESE REQUIREMENTS DOES NOT SUPERSEDE THE REQUIRED APPROVAL PROCESS OF THE CITY OF EDMONTON.

IT IS NOT THE PURPOSE OF THIS PROCESS TO CHECK FOR COMPLIANCE WITH APPLICABLE GOVERNING STATUTES AND REQUIREMENTS. INCOMPLETE SUBMISSIONS MAY BE RETURNED WITHOUT REVIEW. ANY CHANGES TO APPROVED PLANS MUST BE APPROVED IN WRITING PRIOR TO IMPLEMENTATION.

.2.2 RESTRICTIVE COVENANT

RESTRICTIVE COVENANTS(S) WITH THESE ARCHITECTURAL GUIDELINES ARE REGISTERED ON TITLE OF EACH MULTI-FAMILY LOT.

■ ARCHITECTURAL GUIDELINES

.1.1 GRADING

LOT GRADING IS TO BE CONSISTENT WITH THE SUBDIVISION GRADING PLAN. BUILDING GRADES AND SITE GRADES INCLUDING NOISE ATTENUATION BERMS AND FENCING SPECIFIED BY THE PROJECT ENGINEERS ARE TO BE STRICTLY ADHERED TO. ALL GRADING, DRAINAGE AND RETAINING WALLS, IF REQUIRED, ARE THE SOLE RESPONSIBILITY OF THE BUILDER. ALL GRADES AND RETAINING WALLS LOCATIONS SHOULD BE REVIEWED THOROUGHLY BY THE BUILDER PRIOR TO ANY CONSTRUCTION.

.1.2 LANDSCAPING

LANDSCAPING IS TO BE DESIGNED TO ENHANCE BUILDING ENTRIES, SCREEN AREAS OF SURFACE PARKING AND SHADE OPEN SPACE OF THE SITE AND PROVIDE BUFFERING TO ADJOINING USES. LANDSCAPING SHOULD BE KEEPING WITH THE OVERALL COMMUNITY THEME OF MODERN AND CONTEMPORARY DESIGN. DETAILED, HIGH QUALITY LANDSCAPING SHOULD BE PROVIDED AT THE ENTRANCES TO THE SITE.

.1.3 RETAINING WALLS

WHERE RETAINING WALLS ARE REQUIRED, THEY SHOULD BE LIMITED TO A MAXIMUM EXPOSED HEIGHT OF 1.2M. RETAINING WALLS HIGHER THAN THIS SHOULD BE DESIGNED IN A STEPPED FASHION TO REDUCE THE VISUAL IMPACT OF THE WALL. ALL RETAINING WALLS ARE TO BE CONSTRUCTED TO COMPLEMENT THE EXTERIOR BUILDING FINISHES AND BLEND WITH THE LANDSCAPE. TIMBER RETAINING WALLS WILL NOT BE ACCEPTABLE. ANY RETAINING WALLS ARE THE RESPONSIBILITY OF THE BUILDER/OWNER AND ARE TO BE CONSTRUCTED COMPLETELY WITHIN PRIVATE PROPERLY LINES.

.1.4 FENCING / ENTRANCE FEATURES

ALL WOOD SCREEN FENCING WITHIN THE DEVELOPMENT IS TO BE COORDINATED IN BOTH DESIGN AND COLOUR WITH THE ESTABLISHED STANDARD FOR WOOD SCREEN FENCING IN THE SUBDIVISION. ALL FENCING IS TO BE LOCATED WHOLLY WITHIN THE DEVELOPMENT SITE. PLEASE REFER TO APPENDIX 2 FOR THE FENCING SPEC.

FENCING / ENTRANCE FEATURES [CONTINUED]

TO ENHANCE PEDESTRIAN SAFETY, FENCING ALONG THE STREET FRONTAGE OF THE SITE SHOULD BE DECORATIVE STEEL, TO ALLOW VISIBILITY BETWEEN THE SITE AND THE ADJOINING SIDEWALK/STREET.

DECORATIVE STEEL FENCING SHOULD BE BLACK POWDER COATED AND COMPLEMENT THE ESTABLISHED FENCING IN THE AREA.

CHAIN LINK FENCING WILL NOT BE PERMITTED.

SIGNAGE OR ENTRY FEATURES SHOULD BE DESIGNED TO A HUMAN SCALE AND CONSTRUCTED OF ENGINEER ENDORSED STEEL OR STRUCTURAL MASONRY. THE DESIGN AND STYLE OF SUCH FEATURES SHOULD COMPLEMENT THE DESIGN AND STYLE OF THE COMMUNITY FEATURES. IF SUCH FEATURES ARE PROPOSED, PLANS, ELEVATIONS AND DETAILS ARE TO BE PROVIDED FOR REVIEW.

.2 ARCHITECTURAL DETAILS, MATERIALS, FINISH AND COLOUR**.2.1 ARCHITECTURAL FORM AND DETAILING**

THE PREDOMINANT ARCHITECTURAL DETAILING OF ALL BUILDINGS SHOULD REFLECT RESIDENTIAL FORM AND CHARACTER WITH STRONG MODERN OR CONTEMPORARY ARCHITECTURAL INFLUENCE. DETAILS SUCH AS THE FOLLOWING SHOULD BE INCORPORATED:

- ANGULAR FORMS;
- SLOPED ROOFS AND OR A COMBINATION OF SLOPED AND FLAT ROOFS WITH THE USE OF SLOPING DETAILS IN CANOPIES AND ENTRANCE WAYS;
- ENTRANCE WAYS WITH HIGH QUALITY DOORS, SPECIAL WINDOW FEATURES AND OTHER DETAILS SUCH AS MODERN AND CONTEMPORARY DECORATIVE CROWNS, COLUMNS AND CORNICES;
- ARTICULATION OF THE BUILDING FACADES;
- CLEAN LINES AND UNCONVENTIONAL MATERIALS.

.2.2 ROOF MATERIALS / FASCIA

THE ROOF MATERIAL IS TO BE AT LEAST 30-YEAR ARCHITECTURAL ASPHALT SHINGLES. OTHER ROOFING MATERIALS SUCH AS CONCRETE TILE, METAL, ETC. IS ENCOURAGED AND WILL BE REVIEWED FOR ACCEPTABILITY IN CONJUNCTION WITH ROOF ARTICULATION DETAILS. ALL RAINWATER LEADERS, EAVES TROUGHES, SOFFITS, AND FASCIA ARE TO BE PREFINISHED METAL.

.2.3 ROOF SLOPE / ARTICULATION

THE INCORPORATION OF ROOF ELEMENTS IS REQUIRED TO ENSURE THAT ROOFLINES ARE MADE AS VISUALLY INTERESTING AS POSSIBLE. THIS CAN BE ACCOMPLISHED THROUGH A VARIATION OF ROOF FORMS. LONG SLOPES OF UNBROKEN ROOFLINES WILL NOT BE ACCEPTED. A FLAT ROOF SYSTEM OR SLOPED ROOF SYSTEM WITH MODERN OR CONTEMPORARY DETAILING IS REQUIRED.

.2.4 ROOF TOP MECHANICAL SYSTEMS

IF ROOF TOP MECHANICAL UNITS ARE REQUIRED, THEY ARE TO BE DESIGNED TO HAVE THE MINIMUM ADVERSE VISUAL AND AUDIBLE EFFECT ON THE ADJACENT PROPERTIES. ALL EXTERIOR MECHANICAL SYSTEMS (ROOF TOP OR GROUND ORIENTED) MUST BE SCREENED FROM VIEW.

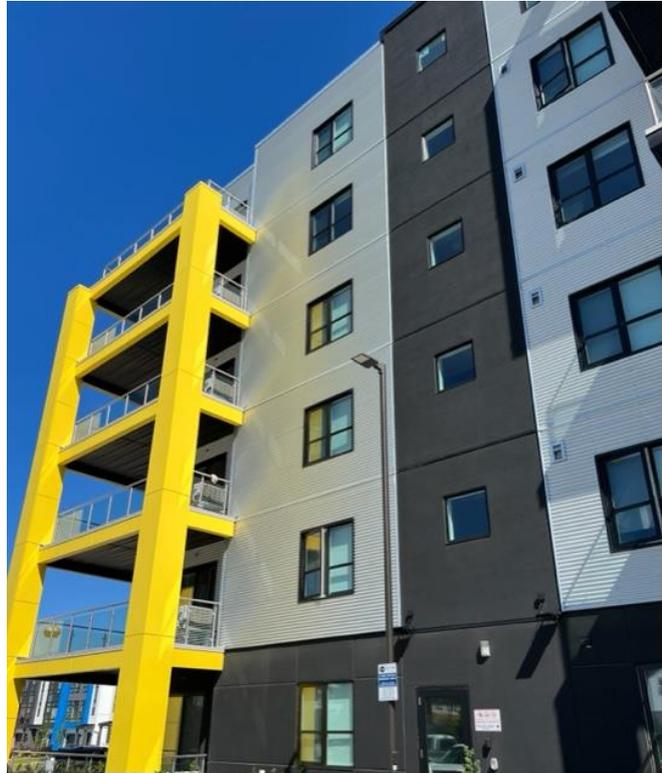
.2.5 EXTERIOR FINISHES

AT A MINIMUM, ALL EXTERIOR FINISHES ARE TO BE CONCRETE, STUCCO, CORRUGATED METAL, STONE, CULTURED STONE OR FIBRE CEMENT SIDING AND/OR PANELS.

ALTERNATIVE EXTERIOR FINISHES WITH A MODERN OR CONTEMPORARY INFLUENCE ARE ENCOURAGED AND WILL BE REVIEWED FOR SUITABILITY BY THE DEVELOPER.

VINYL SIDING IS NOT PERMITTED.**.2.6 COLOURS**

THE COLOURS SHOULD BE DARKER, PREMIUM SELECTIONS CAREFULLY CHOSEN WITH A CONTRASTING COLOUR FOR THE TRIM, FASCIA, RAINWATER PIPING, AND CORNER BOARDS. THE BRICK OR STONE COLOUR SHOULD ACCENT THE BUILDING FINISHES AND MATERIALS. A THIRD COLOUR MUST BE INTRODUCED AS AN ACCENT COLOUR AND MAY BE UTILIZED ON PORTIONS OF THE TRIM SUCH AS DOORS, DOOR SURROUNDS ETC.



WHITE OR LIGHTER COLOURS WILL NOT BE PERMITTED AS THE PREDOMINANT COLOUR.

.2.7 WINDOW TREATMENT

THE DEVELOPMENT STRONGLY ENCOURAGES BLACK VINYL WINDOW TREATMENT HOWEVER IT IS NOT A REQUIREMENT OF THE DEVELOPMENT.

.2.8 DECK RAILINGS

DECK RAILINGS SHOULD BE DESIGNED WITH APPROPRIATE DETAILING TO REFLECT A CONTEMPORARY/MODERN STYLE AND COMPLEMENT THE BUILDING'S COLOURS. RAILINGS ARE TO BE METAL WITH CHOICE OF GLASS OR SPINDLES; WOOD IS NOT ACCEPTABLE.

■ MULTI FAMILY / COMMERCIAL ACCESSES

.1.1 INTRODUCTION

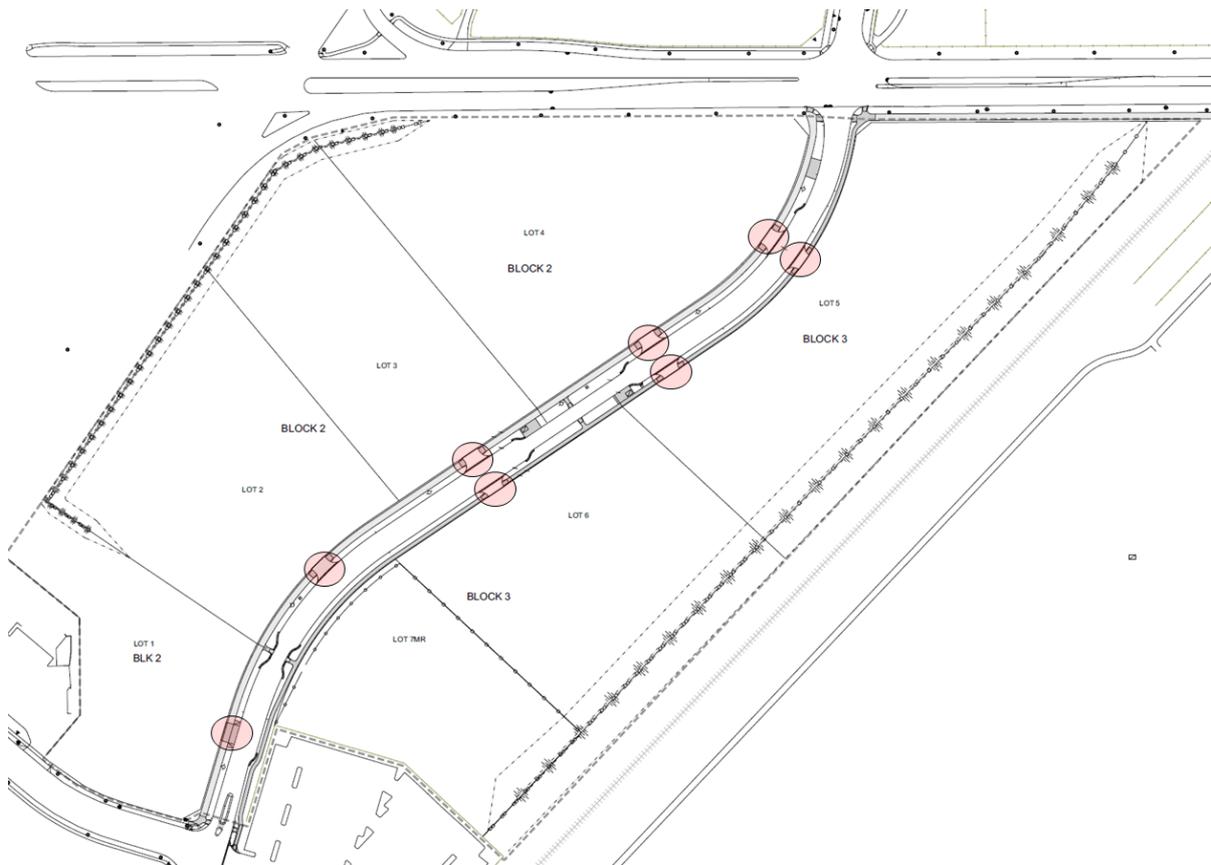
THE DEVELOPER HAS PRE-EMPTIVELY CONSTRUCTED AND INSTALLED ALL MULTI FAMILY AND/OR COMMERCIAL ACCESSES INTO EACH RESPECTIVE DEVELOPMENT SITE AHEAD OF PRIVATE DEVELOPMENT TO LIMIT UTILITY CROSSING CONFLICTS AND DISRUPTION OF THE COMMUNITY'S BOULEVARDS AND CONNECTIVITY OF ITS SHARED USED PATHS FLOWING THROUGH THE NEIGHBOURHOOD AS VERTICAL CONSTRUCTION PROGRESSES OVER THE YEARS.

IT IS STRONGLY ENCOURAGED THAT ALL APPLICANTS CAREFULLY REVIEW THE LOCATION OF EACH ACCESS TO ENSURE IT WORKS COHESIVELY WITH THEIR SITE PLANS.

.1.2 RELOCATION OR ADJUSTMENT OF APPROVED ACCESS LOCATION(S)

PURCHASER'S WILL NOT BE ALLOWED TO RELOCATE AND/OR WIDEN ANY APPROVED AND COMPLETED ACCESSES INTO INDIVIDUAL DEVELOPMENT SITES UNLESS REQUIRED BY THE CITY OF EDMONTON AS PART OF THE APPLICANT'S APPROVAL PROCESS.

ANY RELOCATION OR ADJUSTMENT COSTS RELATING TO DEVELOPER-BUILT ACCESSES INTO PRIVATE PROPERTY INCLUDING DAMAGE TO CITY BOULEVARDS/SHARED USE PATHS WILL BE THE RESPONSIBILITY OF THE PURCHASER.



■ MURAL

.1.1 INTRODUCTION

ALL DEVELOPMENTS WITHIN HIGH POINTE MUST INCLUDE MURAL ART ON THE EXTERIOR OF ITS BUILDING(S) TO ENHANCE THE DYNAMIC LIVING EXPERIENCE FOR RESIDENTS AND HELP FORGE A SENSE OF COMMUNITY.

THE INCLUSION OF MURAL ARTWORK WITHIN HIGH POINTE WILL CAPTIVATE THE ATTENTION OF THE NEIGHBOURHOOD AND INCREASE FOOT TRAFFIC AND INTEREST IN THE COMMUNITY AS A DESTINATION OF CHOICE. ADAPTING OUR COMMUNITY'S SPACES FOR THE SMARTPHONE GENERATION WILL BE INCREASINGLY IMPORTANT AS BUILDERS LOOK TO SOCIAL MEDIA TO IMPROVE TENANT DEMAND AND GENERAL INTEREST IN THE COMMUNITY.



.1.2 DEVELOPER CONTRIBUTION

THE DEVELOPER WILL MATCH UP TO A MAXIMUM OF \$20,000 PER RESIDENTIAL OR COMMERCIAL DEVELOPMENT SITE TO SUBSIDIZE ITS BUILDER'S INVESTMENT IN THEIR EXTERIOR BUILDING'S MURAL ART. ELIGIBLE EXPENSES INCLUDE THE FOLLOWING:

- EXTERIOR BUILDING PREPARATION FOR MURAL ART;
- COMMISSIONING OF DESIGNER AND/OR MURALIST INCLUDING TRAVEL EXPENSES;
- EXTERIOR INSTALLATION

.1.3 DAMAGE

IN THE EVENT OF VANDALISM OR DAMAGE TO THE MURAL, THE BUILDER IS REQUIRED TO RESTORE THE MURAL TO ITS ORIGINAL APPEARANCE. IN THE EVENT THAT RESTORATION OR REPAIR IS NO LONGER FEASIBLE OR POSSIBLE, IT IS HIGHLY RECOMMENDED THE BUILDER COMMISSION AN ALTERNATIVE MURALIST TO INSTALL A NEW MURAL.

■ APPROVAL PROCESS

.1 GENERAL

IN ADDITION TO THESE DESIGN GUIDELINES, THE FORMAL STANDARDS FOR DEVELOPMENT WILL BE THOSE AS ESTABLISHED IN THE CITY OF EDMONTON LAND USE BYLAW.

CONFORMITY WITH THE APPROVAL PROCESS OF THE CITY OF EDMONTON DOES NOT SUPERSEDE THE REQUIRED APPROVAL PROCESS OF THESE GUIDELINES. THE APPLICANT SHALL BE REQUIRED TO SUBMIT PLANS TO THE DEVELOPER PRIOR TO APPLYING TO THE CITY OF EDMONTON FOR ANY PERMITS. THE DEVELOPER HAS THE RESPONSIBILITY TO REVIEW ALL PLANS TO ENSURE THE APPLICANT MEETS THE OBJECTIVES OF THESE GUIDELINES. THIS PROCESS INCLUDES TWO MAJOR STAGES DESCRIBED AS:

- CONCEPT SITE PLAN
- SITE DEVELOPMENT PLANS
- PROPOSED MURAL ART LOCATION

.2 CONCEPT SITE PLAN

PRIOR TO BEGINNING ANY PRELIMINARY DESIGN WORK, THE APPLICANT IS REQUIRED TO SUBMIT A CONCEPTUAL DESCRIPTION OF ANY PROPOSED DEVELOPMENT. THIS WILL ENSURE THE PROJECT MEETS THE BASIC APPROVAL OF JL CLAREVIEW LTD., PRIOR TO UNDERTAKING COSTLY ENGINEERING AND/OR ARCHITECTURAL WORK. THIS CONCEPTUAL DESCRIPTION SHOULD THOROUGHLY DESCRIBE THE NATURE OF THE PROPOSED SITE PLANNING AND INCLUDE THE FOLLOWING:

- A DESCRIPTION OF THE PURPOSE OF EACH BUILDING
- LANDSCAPING CONCEPT
- THE PROPOSED BUILDING LOCATIONS, DIMENSIONS AND HEIGHT
- CONCEPTUAL ELEVATIONS WITH PROPOSED COLOUR CHOICES INCLUDING MURAL ART

.3 SITE DEVELOPMENT PLANS

FOLLOWING ENDORSEMENT OF THE CONCEPT SITE PLAN, THE APPLICANT WILL BE REQUIRED TO PROVIDE THE DEVELOPER WITH THE FOLLOWING ITEMS:

- A SITE PLAN SHOWING FRONT, REAR AND SIDE YARDS, PROVISION FOR OFF STREET PARKING, PEDESTRIAN AND VEHICULAR ACCESS FROM STREET, AMENITY AREAS, SITE GRADES, LOT DRAINAGE PATTERNS AND ELEVATIONS FOR THE ACTUAL TOP OF FOOTING, MAIN SUB-FLOOR, ETC.
- BUILDING PLANS, COLOURED ELEVATIONS AND SECTIONS. THESE DRAWINGS SHOULD SHOW SUFFICIENT DETAIL TO DEMONSTRATE DESIGN INTENT.
- A LANDSCAPE PLAN IDENTIFYING SITE PLANTING, LANDSCAPE DETAILS, SURFACE MATERIALS, RETAINING WALL LOCATIONS/GRADES AND FENCING.
- INFORMATION INDICATING COLOURS, MATERIALS AND OTHER SPECIFIC INFORMATION AS REQUESTED BY DEVELOPER.

UPON SUBMISSION OF THE DRAWINGS AND SAMPLES, THE DEVELOPER WILL REVIEW THE SUBMISSION AND RECOMMEND APPROVAL, MODIFICATION OR REJECTION OF THE APPLICATION WITHIN FIVE WORKING DAYS BASED ON THE ADHERENCE OF THE PLANS TO THE DESIGN GUIDELINES.

ANY MODIFICATION TO THE PLANS MUST BE APPROVED BY THE DEVELOPER. THE ACCEPTANCE OF ANY DESIGN, INTERPRETATION OF ANY OF THE DESIGN GUIDELINES OR AMENDMENTS TO THE DESIGN GUIDELINES WILL BE AT THE SOLE DISCRETION OF THE DEVELOPER WHOSE DECISIONS WILL BE FINAL. IF ALTERNATIVE DETAILS TO THOSE OUTLINED IN THESE DESIGN GUIDELINES ARE PROVIDED AND JUSTIFIED IN CIRCUMSTANCES OF ALTERNATE, SIMILAR OR BETTER QUALITY, THE ACCEPTABILITY OF SUCH ALTERNATIVES IS SOLELY AT THE DEVELOPER'S DISCRETION.

.4 SECURITY DEPOSIT

A CASH OR LETTER OF CREDIT DEPOSIT WILL BE HELD TO ENSURE ARCHITECTURAL OBJECTIVES ARE MET AND TO COVER THE COST OF POTENTIAL DAMAGE TO:

- CURB STOP-WATER SERVICE VALVE
- ASPHALT, SIDEWALKS, CURBS AND GUTTERS
- BOULEVARD LANDSCAPING AND TREES
- LIGHT STANDARDS AND FIRE HYDRANTS
- CATHODIC PROTECTION POINTS
- GRADING AND DRAINAGE SWALES
- FENCING
- BERMS
- ANY OTHER MUNICIPAL IMPROVEMENTS INSTALLED BY THE DEVELOPER

.5 RELEASE OF SECURITY DEPOSIT

UPON BEING ADVISED BY THE BUILDER OF THE COMPLETION OF THE BUILDING, LANDSCAPING AND FENCING, THE DEVELOPER SHALL CARRY OUT A SITE REVIEW TO CONFIRM CONFORMANCE TO THE GUIDELINES.

.5.1 THE DEVELOPER MUST BE IN RECEIPT OF THE FOLLOWING PRIOR TO RELEASING THE SECURITY DEPOSIT:

- **WRITTEN REQUEST FOR RELEASE ACCOMPANIED BY LOT GRADING CERTIFICATE**
- FINAL INSPECTION REPORT OUTLINING AS-BUILT CONFORMANCE WITH THE GUIDELINES AND BUILDING/SITE APPROVALS
- INSPECTION OF THE COMPLETION OF ALL LANDSCAPING REQUIREMENTS
- DAMAGE DEPOSITS WILL NOT BE RELEASED UNTIL ALL APPLICABLE FINAL ACCEPTANCE CERTIFICATES FROM THE MUNICIPALITY HAVE BEEN RECEIVED BY THE DEVELOPER.

■ DIRECTORY

THE FOLLOWING DIRECTORY IS FOR THE PURPOSES OF HIGH POINTE AT CLAREVIEW:

DEVELOPER: JL CLAREVIEW LTD.

EMAIL: JESSE@JLDEVELOPMENTS.CA

PHONE: (587) 338-9610

CONTACT: JESSE LAFRANCE

ENGINEER: SCHEFFER ANDREWS

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EDMONTON, AB T5L 4V7

PHONE: (780) 732-7800

SURVEYOR: PALS GEOMATICS

10704 176 ST NW

EDMONTON, AB T5S 1G7

PHONE: (780) 455-3177

GEOTECHNICAL CONSULTANTS: J.R. PAINE

17505 - 106 AVENUE

EDMONTON, ALBERTA T5S 1E7

PHONE: (780) 489-0700

FAX: (780) 489-0800

SOLICITOR: HILLENBRAND KOZICKI LLP

201, 2520 ELLWOOD DRIVE SW

EDMONTON, ALBERTA T6X 0A9

EMAIL: DKOZICKI@HKLAW.CA

PHONE: 780-425-5800

CONTACT: DAVID KOZICKI

■ APPENDICES 1: MURAL ART EXAMPLES

THE FOLLOWING HIGHLIGHTS EXAMPLES OF APPLICABLE MURAL ART FOR HIGH POINTE:



LOCATION: ROSEBERY, NEW SOUTH WALES, AUSTRALIA

DESIGNED BY: NUHA SAAD



LOCATION: LANGLEY, BRITISH COLUMBIA, CANADA

DESIGNED BY: SANDEEP JOHAL



LOCATION: EDMONTON, ALBERTA, CANADA

DESIGNED BY: OKUDA SAN MIGUEL



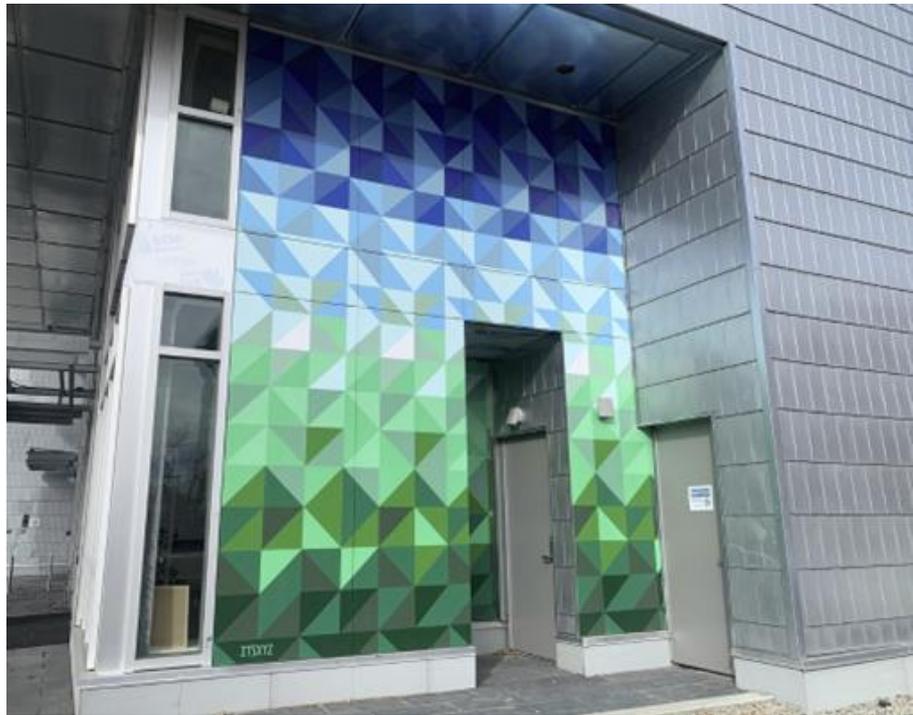
LOCATION: BEVERLY HILLS, CA, USA

DESIGNED BY: MICHELLE HOOGVELD



LOCATION: CALGARY, ALBERTA, CANADA

DESIGNED BY: CASSIE SUCHE

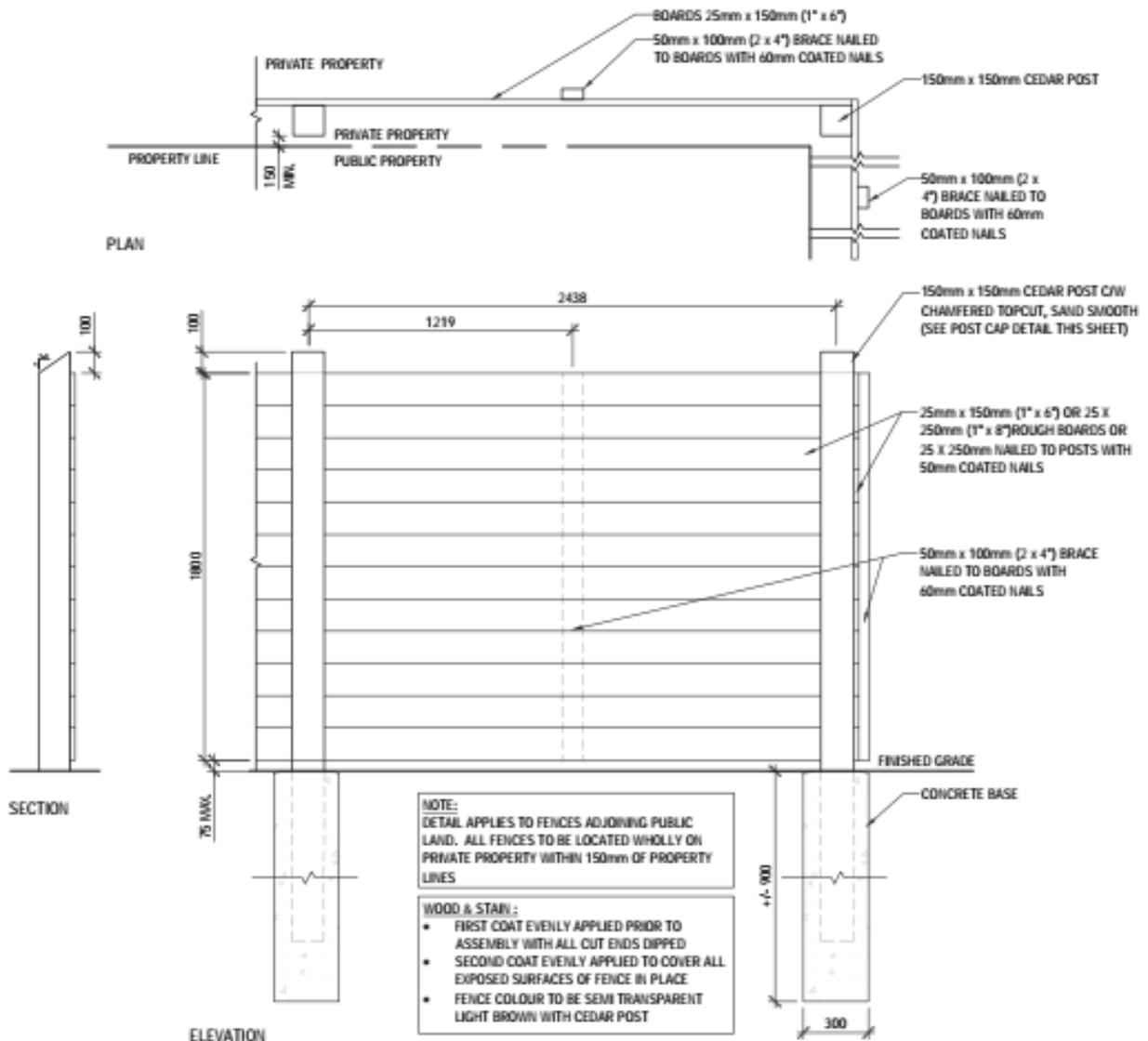


LOCATION: CALGARY, ALBERTA, CANADA

DESIGNED BY: RHYSS DOUGLAS FARRELL

■ APPENDICES 2: FENCING SPEC

BELOW PLEASE FIND THE FENCING SPEC FOR THE SUBDIVISION:



1.8m HEIGHT HORIZONTAL BOARD WOOD SCREEN FENCE

SCALE 1:20

PLEASE NOTE THAT THE DEVELOPER WILL ALLOW ALL BUILDERS TO INSTALL PRESSURE TREATED WOOD IN REPLACEMENT OF CEDAR POSTS.