

SCHEDULE "A"

SQUARE BUTTE RANCHES

Architectural Guidelines & Construction Approval Process for Mini - Ranch Units

Square Butte Ranch is a private recreational ranch, set in the magnificent ranchland foothills of Alberta's southwestern Rocky Mountains. It provides a rustic western way of life, yet with all the "creature comforts" of contemporary life. The Ranch is a unique mix of hitching rails, boardwalks and western townscape, with fully serviced and appropriately appointed, log, "Old West", ranch style or wood post & beam constructed homes. In order to create this distinctive environment, with its sensitive relationships of old and new, architectural guidelines and procedures have been established to assist the purchasers ("ranchowners") through the design and construction process. The purpose of these guidelines is to ensure that all ranchowners gain long term benefit from a set of architectural rules sensitive to views, privacy, building types, materials and colors, appropriate construction and safety, as well as environmental stewardship. These guidelines are for the benefit of each resident and will help ensure the lifestyle they intend to have at Square Butte will be achieved. It is hoped that these guidelines will also establish amongst the residents an increased community awareness and an ever growing respect for the ranch environment.

Architectural Guidelines

Ranch House Site

C Principal building siting has been established for each internal lot; alternate siting requires conceptual siting approval by the Ranch developer, Square Butte Ranches Ltd., or the Condominium Corporation ("the Ranch"). All building construction must be setback from the internal roadside lot line by a minimum of 50 feet, from MD roads (middle of road) by a minimum of 125 feet and from the side lot lines by a minimum of 50 feet. Respecting the privacy and views of adjacent ranchowners is of prime importance with respect to building siting and window locations. These issues will be addressed on a site by site basis during the approval process.

Ranch House Size

C As reflected in the Condominium Corporation By-Laws, the principal building is to be used as a single family residence. The principal architectural theme is "*Single family, maximum two storeys, designed to enhance the ranch setting*". Building size & height restrictions will eliminate the possibility of the construction of a Monster House which would be out of character for the ranch and aesthetically unpleasing and will reduce the possibility of a

house standing out against the horizon.

- C Maximum Height is limited to 28 feet from ground floor level or the height of the backdrop trees, whichever is lower.
- C Building footprint is limited to 2,000 square feet.
- C Two Storey homes shall not include basements.
- C Bungalows or ranch style homes may include a loft (in the roof space) in addition to the main floor and a walk out basement may be incorporated.
- C Total Square footage for main floor plus second floor (or basement where permitted) shall not exceed 3,000 square feet. Lofts are not included in the 3,000 square feet calculation. Undulations in the facade to give the visual effect of a smaller structure are encouraged. Lofts with minimal window gables are not considered a storey.
- C A maximum of 1 kitchen, plus 2-1/2 bathrooms (the 1/2 bath can have a shower) can be incorporated.

Environmental Conservation

- C Environmentally friendly toilets (i.e., low water usage) and other plumbing and electrical fixtures must be utilized.
- C Every Ranchhouse is to have its own water meter.
- C Every Ranchhouse is to contain one cistern which will hold at least 1000 gallons of water.

Outbuildings

- C One storage shed sized up to 16 feet square and if there is no attached garage then one non-attached garage sized up to 24 feet square, constructed of the same exterior materials as the home are permitted. Outbuildings should be to the rear or side of the ranch house so as not to distract. These buildings are to be one storey in height and shall not contain a loft. Siting is to be approved by the Ranch.
- C Dog houses & dog runs must be hidden from sight and approved by the Ranch. Preference will be given to the use of underground electronic training devices.

Driveways

- C A single 12 foot wide, unpaved driveway from road to

garage area.

Parking

C Automobile parking must be limited to garage/carport area, private driveways and designated parking areas in the townsite. {Motorhome storage is not allowed on the Ranch}.

Utilities

C Electricity, natural gas, water and telephone are provided to each lot line. The ranchowner is responsible for extending these services to the home, underground. A sewage system of either field, mound or pump-out type is to be constructed by the ranchowner on the lot. The location of the sewage system must be approved by the Ranch so that ground water quality does not suffer. All septic collection systems must be sealed for odor control.

Garbage

C Garbage containers, animal proof and centrally located, are provided by the Ranch.

Tree Cutting

C Tree cutting is only allowed to make way for buildings, access and utilities. Selective cutting will be allowed for view improvement or for safety of persons or property. All tree cutting requires Ranch approval; wood may be used for firewood; replanting is encouraged, but requires Ranch approval.

Signage

C Signage is limited to 1 small sign indicating the owner of the lot (or similar nomenclature) and made of natural materials such as wood, rock, clay, etc., and sized no larger than 10" x 24". All signage must be approved by the Ranch.

Lighting

C Site lighting is limited to fixtures attached to buildings and low-scale ground-type fixtures. Exterior incandescent fixtures and low pressure sodium fixtures must not exceed 200 watt output. Other light source types are inappropriate for the Ranch. Higher output fixtures to 150 watts are allowed only on the road side of the house and lot and must be a fixture that directs light downward, with a maximum wood pole height of 12 feet. A maximum of 3 directed fixtures and 10 groundtype fixtures can be incorporated.

Other

C Only miniature satellite dishes of 18" or less are permitted, they must be of a dark non-reflective color and appropriately sited out of public view. Usage must be in accordance with Condominium Corporation By-Laws.

- C Flagpoles are not permitted.
- C Firepits and barbeques must be appropriately located and adequately constructed to prevent uncontrolled fires. Usage must be in accordance with Condominium Corporation By-Laws.

Exterior Building Materials

- C Exterior building materials must enhance the appearance of the Ranch and therefore appropriately reflect the 19th century ranch theme. Natural materials and rustic colors are expected to be used, with log or timber post and beam construction predominating. Newer exterior building materials may be specified for their superior performance to the elements but must be in keeping with the ranch theme and the historic era.

Walls

- C Exterior wall material is to be limited to log, timber or wood with an appropriate preserving finish (see also Color Guidelines). Where wood siding is used it is to be of a quality similar to or superior to the "Classic Coat" prefinished cedar siding system, manufactured by MacMillan Bloedel. Stained cedar wall shingles or shakes may be used, as may other wood material if approved by the Ranch. Metal, vinyl, and other man made siding are not approved materials.

Roofing

- C Roofing is to be heavy grade cedar or pine shakes or an excellent facsimile thereof. Appropriately finished metal roofing materials may be used, if approved by the Ranch.

Windows

- C Windows are to be sealed glass units in wood or metal clad wood frames of a natural or historic color. Energy efficient coatings to the glass are acceptable, while mirror-like reflective glass is not acceptable. Skylights are to be located away from public view unless approved by the Ranch.

Doors

- Exterior doors (man-doors) are to be wood or wood grain metal of a natural or historic color.
- C Exterior garage doors are to be of wood construction with a maximum 10 foot width and 8 foot height (single-type). Larger garage doors are appropriate only if painted or disguised as a western town building.

Fencing

C Fencing & Corrals are to be environmentally friendly and be either the wood rail fence type or of the wood snake fence type. All fencing must be approved by the Ranch.

Colors

C Exterior colors are to be natural or reminiscent of the era and are to be approved by the Ranch at the construction approval stage. The ranchowner is to provide color samples on a labeled board or page, to the Ranch for review.

Construction

C All construction must conform to the current Alberta Building Code. All log construction must conform to the Canadian Log Building Standards, 1996. Work must follow good construction practices; non-respect for the natural environment or Ranch property will not be tolerated.

Foundations & Excavations

C The ranchowner is required to properly engineer foundations. All foundation subsoil conditions must be reviewed by a qualified engineer engaged by the ranchowner. Slope stability investigation must be undertaken by the ranchowner, where required. The findings and recommendations from the above must be submitted along with the full building plans during the approval process.

C Localized blasting of bedrock may also be required for proper foundation placement at some sites. The ranchowner/contractor is to notify the Ranch of their intentions in this regard, so that appropriate precautions can be observed and notification given to neighbors.

Lot Drainage

C Natural drainage patterns must not be essentially altered.

Construction Waste

C Each ranchowner is responsible for the collection and disposal of construction waste material.

C Each ranchowner will provide a construction waste bin for construction and toxic type materials, i.e., paint thinner, glues, etc. so that garbage isn't just thrown in the bushes.

Insurance

C Insurance of an All-Risk Builders construction insurance type is required of all ranchowners and/or general contractors during construction. The policy is to be valued at \$2,000,000, naming the Ranch and their representatives as also insured. The Ranch can recommend an insurer to

the ranch owner if so desired.

Security for Performance

- C Ranchowners will be required to provide the Ranch with a Letter of Credit in the amount of \$10,000. The Letter of Credit is to be held as security during construction, against damage to Ranch property and/or completion of incomplete construction and/or failure to adhere to these guidelines. The Letter of Credit is to be held by the Ranch's solicitors, in trust.

Safety

- C Construction safety and site cleanliness are very important concerns of the Ranch and should go hand in hand on a well managed construction site. The site should be kept in an orderly manner at all times during construction, with debris, etc., collected each day. Open excavations should be fenced, drops from framed floors, etc., should be guarded, etc.
- C Every construction site must have a new or recently inspected fire extinguisher on hand at all times. Torch applied materials and similar constructions will not be allowed without proper supervision, installation practice and a fire extinguisher present.

Excavated Materials

- C The ranchowner's contractor is to provide a plan for disposal or re-use of excess excavated materials to the Ranch.

Supervision

- C Construction monitoring and oversight of a general nature will be done on a continuing basis by the Ranch. The intent of this is for protection of Ranch property and guideline adherence. The ranchowner and contractor(s) retain full responsibility for the correctness and completeness of all the work. The Ranch, (the Developer and/or the Condominium Corporation) is in no way liable for the correctness and completeness of any such work.

The Ranch has the right, at any time, to stop construction for contravention of guidelines, unsafe conditions or unnecessary destruction of land or resources. Compliance with approved plans and details shall be checked during construction. Any deviations from the approved plans shall be cause for remedies as specified in the Purchase Agreement.

Approval Process

A design and construction approval process has been created to facilitate the prompt review and approval of building plans which are in accordance with the guidelines. With the

Ranch's topographical and vegetation variety, home development sites have been established with a mix of lot characteristics in mind. In order to protect the uniqueness of each lot and the privacy and views of adjacent lots, all building siting, use and materials, as well as landscaping and other site treatments must be approved by the Ranch prior to constructions.

Conceptual Siting Approval

C Conceptual approval involves a walk-through of the ranchowner's site and an agreement, in general, of the best location for the future home. Although each home has been generally located by the Ranch, the ranchowner may request some modifications to this siting, taking into account his/her building requirements. On a lot plan, provided by the Ranch, the owner is to submit a sketch plan for the proposed home (and outbuildings) along with a brief statement of the building(s)' use and basic exterior materials to be used. The simple one to two page document if approved will be signed by the Ranch for the ranchowner to proceed with design.

Design Approval

C This stage requires Ranch approval of the conceptual home design, the location of all buildings, landscaping, excavation and slope stability conditions and other site treatments. The ranchowner is to provide a duplicate set of preliminary drawings which include a site plan, floor plan(s) and elevations of the proposed home. Information on the drawings is to include building and room uses, setbacks from lot lines, building height(s), basic exterior materials and finish, private drive location, septic location, general proposed re-landscaping as well as building grades adjacent the building foundations, which relate to all floor and roof elevations. If approved, an approved set of drawings will be returned to the ranchowner within five working days in order to proceed to construction approval.

Construction Approval

C Approval for construction involves matching what was conceptually agreed upon with what is actually built, final approval of exterior materials and colors, and approval of construction/contractor related issues. This I stage involves a review of a duplicate set of drawings and specifications,

provided to the Ranch by the ranchowner, which incorporate the architectural guidelines, as well as prior

approvals and comments. As before, if approved the Ranch will sign and return one copy of the drawings and specifications to the ranchowner within five working days.

Building Permit

C The ranchowner will require a building permit from the M.D. of Foothills No. 31.

Completion Approval

C Once construction of the building(s) is complete and prior to occupancy a final construction inspection will be carried out by the Ranch. This stage involves a comparison of what was actually built to the previously approved drawings and specifications. If approved the Ranch will sign the construction drawings indicating its approval of the building(s) as constructed and the Letter of Credit which was posted by the ranch owner will be returned, net of any amounts required to correct damage to the ranch property

Monitoring & Approval Fee

C To cover the Ranch's costs of monitoring, inspection and approval a fee of \$1,500 is to be paid upon application for a building permit from the M.D. of Foothills No. 31.

The Ranch and its consultants assume absolutely no responsibility to ensure any building complies with the foregoing. Approval by the Vendor or its consultants shall not in any way be a representation as to proper engineering requirements or compliance with any legal requirements of any governmental agency or body, all of which is the sole responsibility of the individual ranchowners