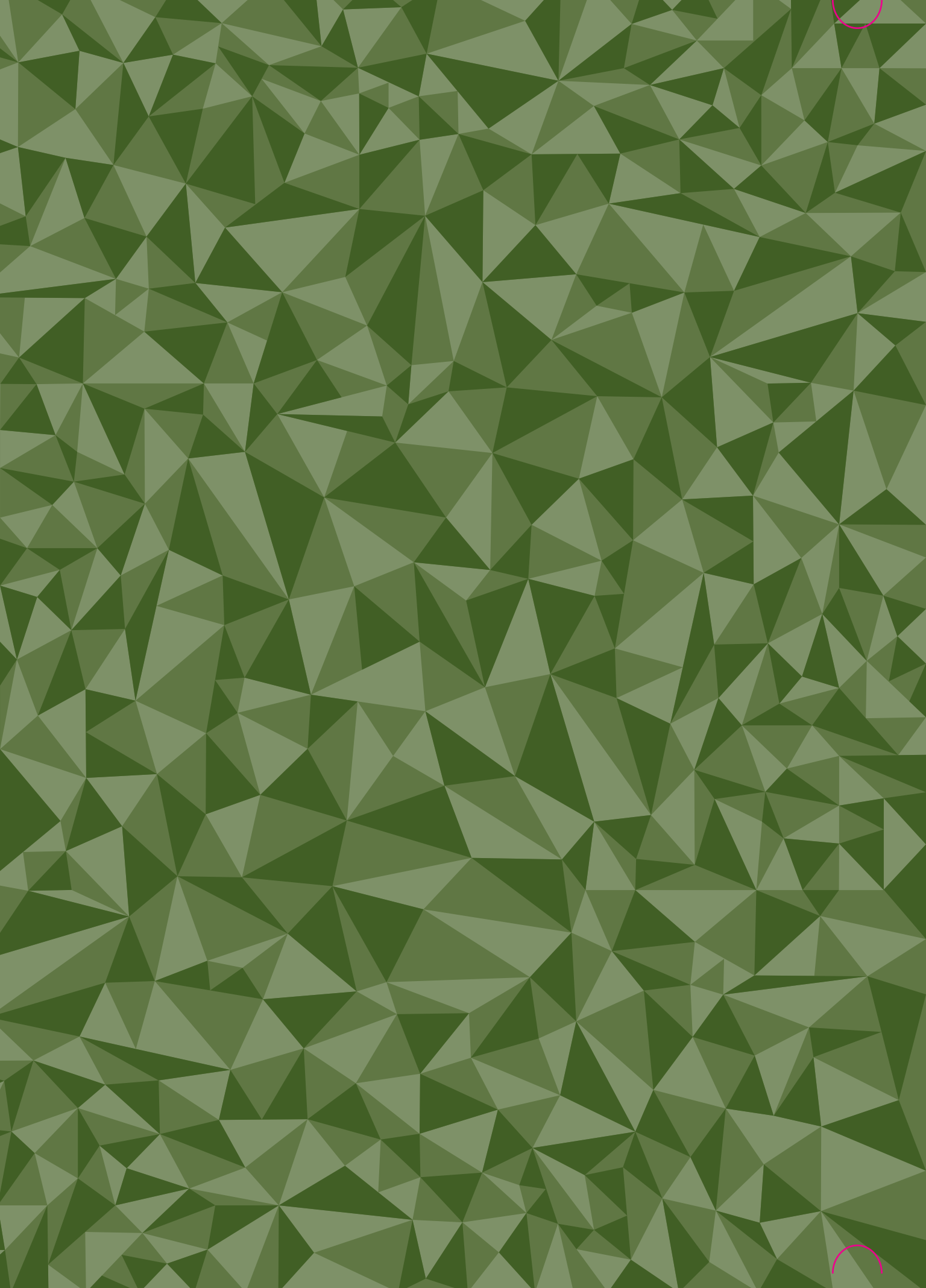


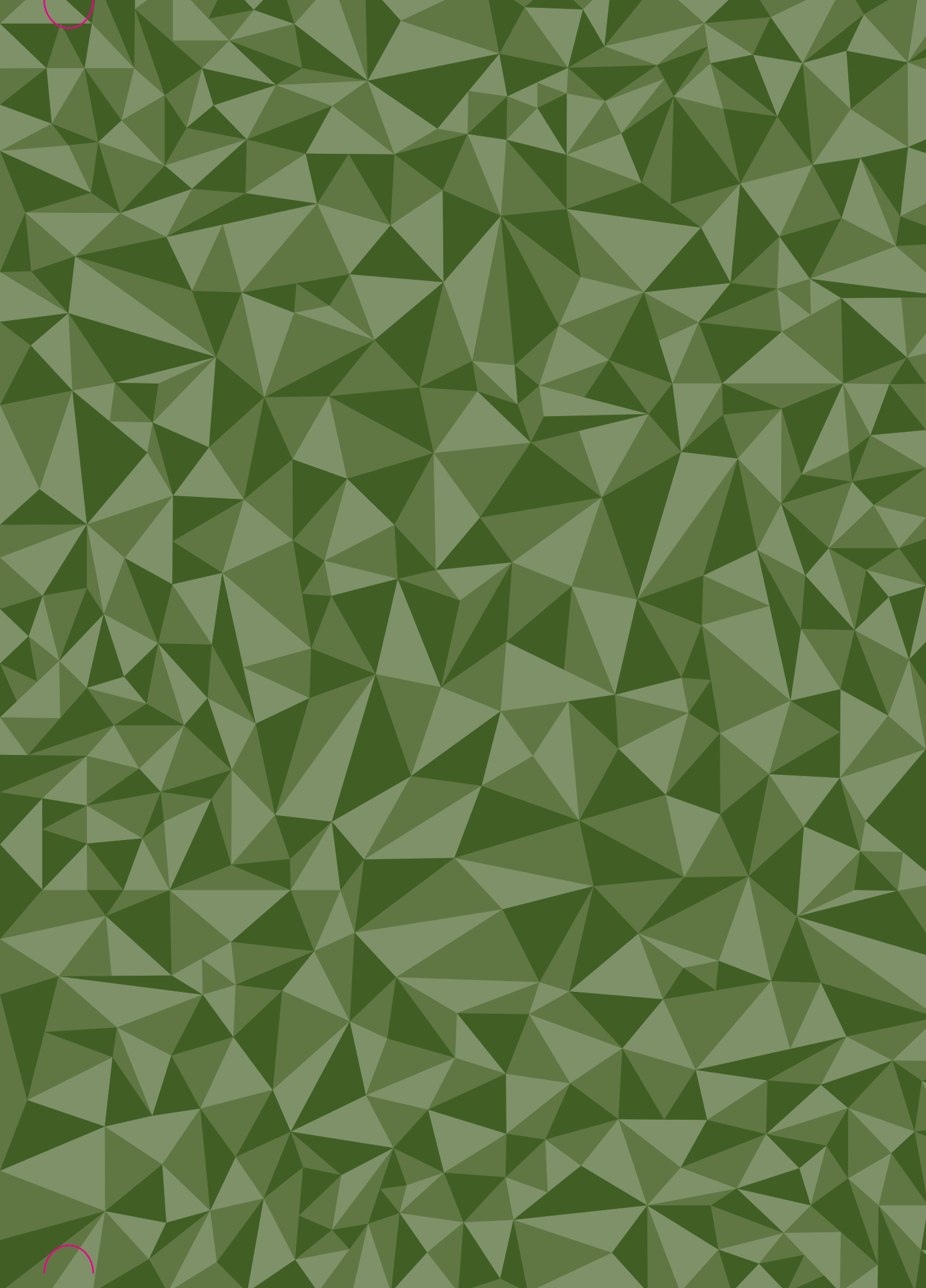


CORNERSTONE

POINT | PARK | GATE | VIEW | RIDGE

01 VERSION #	PROOF THIS IS NOT A FINAL (APPROVED) DOCUMENT	Date: (YY/MM/DD)	This document is for review purposes only. Upon circulation and review by the appropriate departments, and approval by management as FINAL , a print or web-ready file will be created and distributed by Walton Marketing.
		16/06/27	







6 LANDSCAPING GUIDELINES

- 1.1 Landscaping Deposit | 1.2 Landscaping Submission Process |
- 1.3 Landscaping Requirements | 1.4 Fencing | 1.5 Return of Deposits | 1.6 Appendices





1 LANDSCAPING GUIDELINES

Consistent and appealing landscaping is an important part of maintaining value and appeal of a community. The objectives of outlining landscape requirements are to maximize greenery and natural finishes, as well as maintain the community value for all residents.

1.1 LANDSCAPING DEPOSIT

\$1,000.00 per lot landscape completion deposit is required from the Purchaser (held by the Builder) at the time of closing in the event that the Builder has not completed rough grading and the Purchaser / Builder has not yet completed the full yard final landscaping.

1.2 LANDSCAPING SUBMISSION PROCESS

The Purchaser must obtain and submit the Final Grade Certificate and pictures and submit to their Builder upon completion of the landscaping. Please note that all landscaping requirements and fencing at the tie back line must be completed at the time of submission.

The Builder (on behalf of the Purchaser) will submit a request to the Architectural Consultant to perform the Final Inspection. All inspection requests by the Builder must be submitted via StreetscapePlus. Instructions for how to submit for inspection are available online: <http://support.streetscapeplus.com/support/home>.

1.3 LANDSCAPING REQUIREMENTS

Detailed landscaping requirements are as follows:

1.3.1 Full Yard Landscaping

Full yard (front) landscaping is required; front yard landscaping must include, ahead of the fence tie-back line:

- Sod or approved finishing material
- Minimum of one tree and four shrubs
 - Shrubs must be no less than 12" up from ground cover if global variety or 12" in diameter if spreading variety
 - On front drive lots using other approved finishing materials, shrubs are required on both sides of the yard
- One tree (same as above) will be supplied, installed and warrantied (1-year) by the Developer. The tree type is preselected and approved by the City of Calgary. The location of the tree will be determined based on the location of underground services and utilities. (1.6.1 Appendix A – Developer Tree Program)

1.3.2 Side-yard Landscaping

Side-yard landscaping (where applicable) must be finished with sod or '1.3.3 Approved Finishing Materials' and fencing as detailed in the fencing specifications and in accordance with the City of Calgary Bylaws (1.6.2 Appendix B – City of Calgary Bylaws, Fencing).

1.3.3 Approved Finishing Material

- Sod
- Mulch aggregates and wood bark
- Washed rock
- Decorative rock; limestone, red-shale, granite etc...
- Lava rock
- Natural stones
- Bricks
- Other materials may be submitted for review via the '1.3.4 Landscape Variance' request below

1.3.4 Landscape Variance

Alternative landscaping will be considered on an individual lot basis if it can be demonstrated that the alternate plan meets the objective of achieving greenery in all front yards within the neighborhood. Full front yard hard landscaping (i.e. all concrete, bricks, artificial grass and rock / stones) will not be considered.

To submit a landscape variance request, the Purchaser must provide a detailed plan including ground cover description, tree and shrub variety, and size of proposed plant material (caliper for deciduous trees, height of coniferous trees, spread or height of shrubs) and location of such plant material on a landscape plan or plot plan. This plan must be submitted to the Architectural Consultant via the Builder for review and approval prior to start of landscape.

1.4 FENCING

The Purchaser / Builder is responsible for any encumbrances pertaining to fencing identified on the title of each specific lot. All Purchaser / Builder constructed fencing must be in compliance with the City of Calgary Codes and Bylaws, and must match the Developer prescribed fencing detail. All lot fencing must follow the approved fencing specifications for the community (1.6.3 Appendix C – Fencing Specifications). Any variations from the requirements must be corrected at the Purchaser's expense, or will be deducted from the \$1,000.00 deposit. The re-inspection fee will be up to \$250.00 per inspection will be deducted from the \$1,000.00 deposit.

1.5 RETURN OF DEPOSITS

The Purchaser's deposit will be held in trust by the Builder for a maximum of 24 months. The deposit will be released (less any re-inspection fees incurred or penalties deemed appropriate by the Developer) following the final inspection.

If after 24 months following occupancy, the current Purchase has not completed their final landscape as per the Landscape Guidelines, the Developer reserves the right to request all of the Purchaser's deposit or a portion deemed appropriate by the Developer, to finish the lot landscaping to fulfill the Landscape Guideline obligations on the Purchaser's behalf.

1.6 APPENDICES

1.6.1 Appendix "A" Developer Tree Program

1.6.2 Appendix "B" City of Calgary Bylaws, Fencing

1.6.3 Appendix "C" Fence Specifications (Wood, Vinyl, Chain Link)

