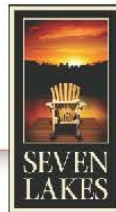
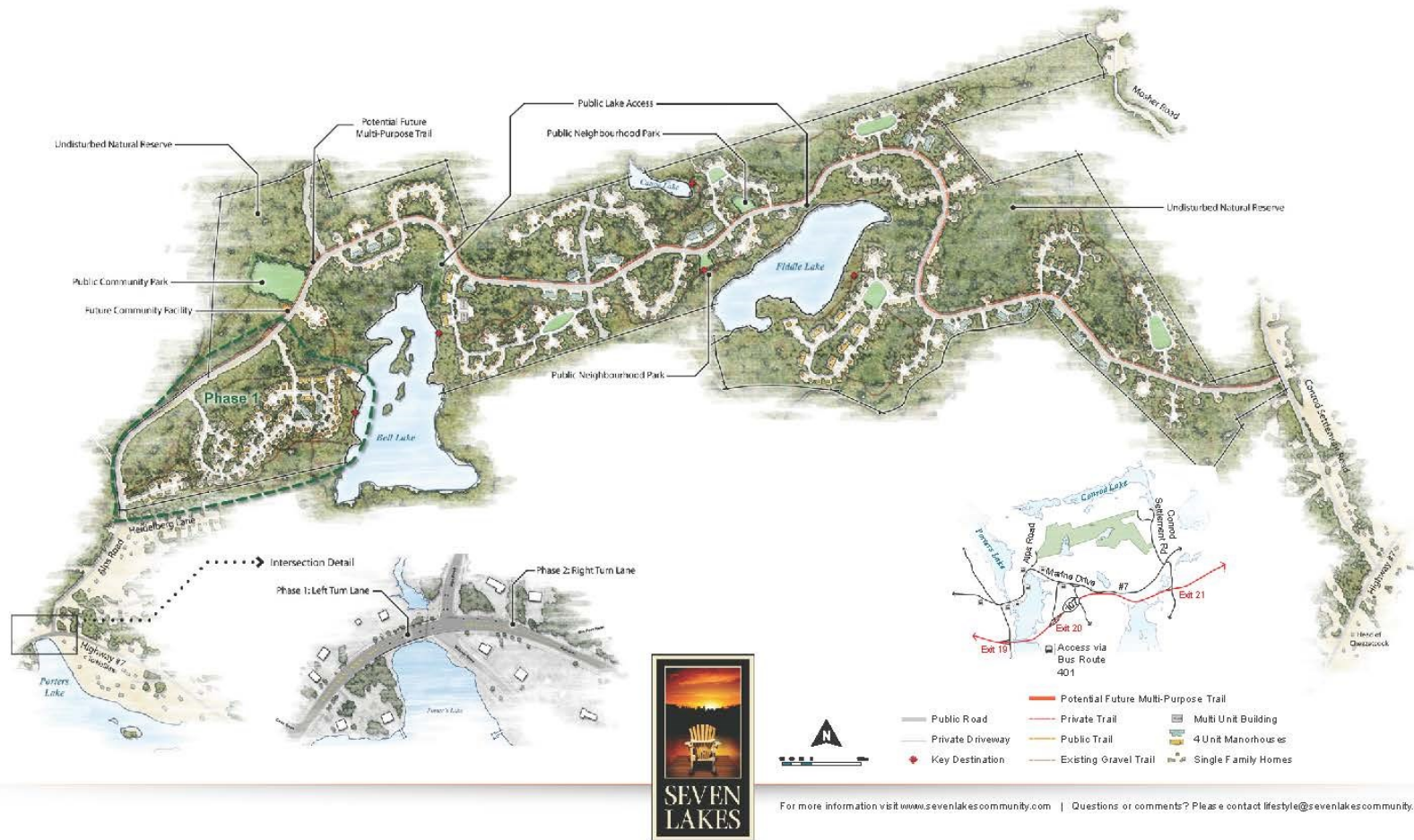


The Villages of Seven Lakes

Architectural Guidelines

Concept Plan



For more information visit www.sevenlakescommunity.com | Questions or comments? Please contact lifestyle@sevenlakescommunity.com

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The Villages of Seven Lakes

1.1 Introduction

The Villages of Seven Lakes (hereafter known as Seven Lakes) is a beautiful new residential development located in Porters Lake, Nova Scotia, just 25 minutes from downtown Halifax. Within the 634 acre development, 380 acres of natural surroundings will remain protected, incorporating a conservation design approach to community planning. With a proposed 7 km multi-purpose walking trail, 3 public park areas, 2 public lake access points, and 4.4 kms of total lake frontage, Seven Lakes promotes community member interaction and a warm and friendly atmosphere for all residents, which will be reflected in the home design.

Seven Lakes will be developed in several phases and will include the construction of Four Unit Townhouses (Manor Houses), Semi– Detached Beachtown Houses and Single Detached homes. Phase One of Seven Lakes, which will consist of approximately 100 homes, will offer all of these options in a variety of styles that will embrace the theme of the development.

The theme of Seven Lakes will vary per ‘village’, aiming to extract from cultural influences that are associated with the area and its history. Architectural controls, building materials, and community theme colors will reflect the warm and inviting tones that will be the underlying feeling associated with Seven Lakes.

The homes of Seven Lakes will assume a traditional style, and will be constructed with modern building materials and practices, all incorporating green building technologies. The main architectural styles contained throughout phase one will be taken from the Craftsman and Colonial categories of architectural design. Warm tints and hues will be used in the color schemes for the homes, and through unification with the architectural styles, will illustrate the inviting atmosphere that will be known as the ‘Seven Lakes style’.

All building plans will be studied to guarantee that they comply with the Design Guidelines set forth in this manual.



1.2 The Necessity of Architectural Design Controls

For Seven Lakes, architectural controls will be incorporated so that all Builders will design and construct homes in accordance with the vision and standard set forth by the Developer.

For Seven Lakes, the Design Guidelines will strive to augment the surrounding natural beauty that the community has to offer. It is the goal, through Architectural Controls, to ensure that each home built will enrich the value of the community as a whole. The design guidelines have been prepared to encourage a superior level of architectural detail, guaranteeing an aesthetically attractive building form, while promoting conservation practices.

Through the incorporation of these guidelines, the goal is to ensure that there is consistency of home designs, while not sacrificing the warm and inviting feel throughout the Seven Lakes community. Allowing a variety of styles and color palettes, individuals purchasing Seven Lakes homes will be able to add their own flair and individuality, while simultaneously striving to maintain continuity through the colors and styles of homes constructed.

Every new Seven Lakes construction will be reviewed to ensure that it meets the architectural requirements, set forth by the guidelines highlighted in this booklet, as well as to ensure that there is unification with other homes constructed, and therefore maintain a level of community continuity.

These Guidelines are meant to endure in conjunction with the Development's Restrictive Covenants.

2.0 Lot Siting and Important Considerations

2.1 House Placement within the Lot

Every lot has certain variations that makes it unique, but, may not be appropriate for every style and sized house available to be built in Seven Lakes. Builders should pay careful consideration to the proper home design that is appropriate for the lot they are building on. Length, width, and shape of each lot should be carefully considered when choosing a home design.

In addition to appropriate house placement, it is the goal of Seven Lakes, to ensure that all residents have the opportunity to enjoy all aspects of the beautiful surroundings that the development has to offer. Extra consideration should be taken in

regards to house placement, so that individual home owners will be able to take advantage of the spectacular views, sun orientation, and the natural surroundings that their homes are nestled in, and not be merely lined up with the street.

No portion of a home is permitted to be located less than 6.1 meters (20 feet) from a Common Shared Private Driveway. Additionally, no home is permitted to be located less than 3.05 meters (10 feet) from the boundary of the Lands or Common Open Space. No portion of a home, other than internal dividing walls of two unit homes and townhouses may be located less than 4.8 meters (16 feet) from any other home in Seven Lakes.

2.2 Grading

Consistency and consideration of the natural slope of the land is to be incorporated in lot grading. Review of the storm drainage plan is key to maintaining consistent lot grading for the whole development. Consideration of lot grading in regards to dwelling type is also essential, and appropriate housing types should be paired with appropriate home sites. Builders should note that lot slopes should be immersed within the dwelling's shape and size (massing) as much as possible and there should be minimized exposed concrete visible.

All lots are to be graded such that water is directed away from the building and that there is no direct discharge from the lot. All storm-water, roof leader runoff and foundation drains are to be directed to rain gardens or storm system bio-swales. A site plan showing proposed lot grading and landscaping is to be submitted to Seven Lakes Development Ltd. for approval prior to any site clearing or grading.

2.3 Repetition

Another essential feature in the neighborhood design in Seven Lakes is the usage of non-repetitive home designs. House designs with similar elevations and color schemes are not to be placed adjacent to each other. Similar home designs may be placed adjacent to one another in the event that the design is mirrored in relation to the one it is adjacent to. In this event dissimilar siding colors, masonry, and other finishing trim colors and features must be used. No near identical elevation plan or color scheme may be repeated more frequently than every third house.



Figures 2a : Illustration of Acceptable Repetition

2.4 Corner and Priority Lots

Special consideration should be paid when finishing homes located on corner lots. Because these homes have the most exposure to the street, from several angles, they should be finished to include additional trim work as well as additional exterior nuances.

Figure 2b: Example of a properly finished corner lot.



3.0 Architectural Design

Seven Lakes marries two Architectural styles to create beautiful homes that allow an abundance of natural light, and exterior features that are visually appealing. There are particular architectural features that are indicative of Craftsman and Colonial styles. These features will be incorporated in homes constructed for Seven Lakes, and therefore create a level of continuity in the appearance of the community. While certain features are interchangeable, they should be considered and incorporated in each home built in the development.



Figure 3a: Example of a Colonial Style Home



Figure 3b: Example of a Craftsman Style Home

3.1 Roof Design

The home designs of Seven Lakes will consist of low-pitched and steep-pitched rooflines, which are both features of Craftsman and Colonial Architectural Design. The minimum roof pitch will be 6/12 for Front to Back pitch, and secondary pitches should be 4/12, based on the overall architectural design of the house for additional roof features (i.e. roofs over porches, sides, etc.).



Figure 3c: Example of Varying Roof Pitches

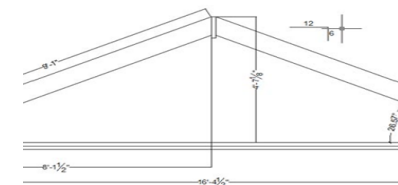


Figure 3d: Illustration of a 6/12 roof pitch

3.2 Verandas, Front Porticos and Decks

Covered entries are essential in Seven Lakes home design. These areas, supported by columns (with a minimum thickness of 10" x 10"), will further accentuate the welcoming feeling associated with Seven Lakes homes, and are important architectural elements of both Craftsman and Colonial design. For practicality purposes, the depth of all porches should be six feet minimum.

Rear decks should be regarded as an extension of the home and therefore compliment the overall home design. Whenever possible, they should incorporate some design elements similar to the front porch area, and should be constructed with the same level of quality, and contain similar materials used in the construction of the front porch area. All rear decks must be constructed according to municipal building requirements.

Verandas, front porticos and decks, should be stained with an appropriately colored wood stain that compliments the general color scheme and design of the house. Paint is not acceptable, as it has a lessened lifespan than wood stain. If possible, the use of maintenance free materials is recommended.

Another alternative to wood that will be accepted in Seven Lakes is the use of PVC deck and railing materials that match the style of the home design. These materials often come with a long term warranty, and are fade resistant, providing many years of visually appealing decking, and retaining the necessary visual consistency.

All front facing wood verandas, front porticos and decks must be stained within **one year** of the dwelling's construction.

Figure 3e: Example of an Approved Covered Front Porch Style



Figure 3f : Example of a PVC deck



3.3 Windows

Craftsman and Colonial styles generally have expansive or multiple clustered square or rectangular windows, with muntin bars, and thick window casings and window panes. Only white and true divided light bars are acceptable for muntin bar colors, brass or tape will not be accepted.

Bay windows are an acceptable window type for Seven Lakes home designs. Consideration should be paid in regards to the placement of these windows, so that they are placed in rooms that will benefit the most from surrounding views and extra light.

Other shaped windows may be accepted in Seven Lakes, but only in the instance that they further accentuate the home design. **Any deviation from the approved window types must be approved by the developer.**

Symmetrical window patterns are vital to both design themes found in Seven Lakes, and are important in the overall feel of the home design in general. Builders are to pay close attention to window placement and arrangement, and are to avoid placing windows in a conflicting configuration, either horizontally or vertically.

Window shutters are an important design element, and are an important feature of Colonial home design. The usage of corresponding, correctly proportioned colored shutters is encouraged in Seven Lakes home design, as they add a distinct level of quality to the home.

Figure 3g: Example of an approved window type



Figure 3h: Example of an approved Colonial shutter style



3.4 Doors

Well integrated door designs are key to accentuating the warm and inviting feeling synonymous with the Seven Lakes style. Doors must be of the same quality and detail as the rest of the house, and should be a contrasting color to the trim or primary wall color, or be real wood and stained to compliment the general house color palette. They may possess windows with muntin bars, sidelights, or transom windows, or any other element that blends with the house's architectural style.

Figures 3i and 3j: Examples of approved door styles



3.5 Detailing Trim Features

The following are important design features which should be incorporated in Seven Lakes home designs. They can be varied according to overall home style, but should be used to emphasize the architectural elements associated with the overall Seven lakes theme.

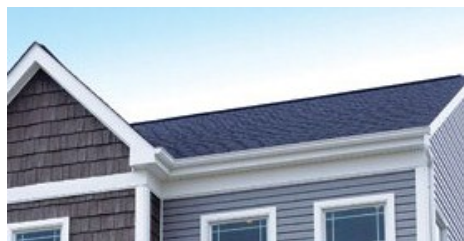
Decorative Struts are supplemental framework added to enhance gable ends.



Exposed Beams/ Projecting Rafters are open rafter tails located on roof edges.



Decorative Returns are details added to roof lines, and bases to enrich architectural detail.



3.6 Garages

Garage doors must retain features that are complimentary to the rest of the house. Color and style must blend with the general overall architectural theme, and other external doors located in the home. Consideration must be paid in relation to the overall size of the door, in addition to its location on the property. Side entry garages should not face the street (See section 2.1).

Figure 3o: Example of an approved Garage Style



3.7 Chimneys

Chimneys should be finished so that they promote a consistent appearance in relation to the exterior wall materials. If there is masonry present in the building design, this masonry should be incorporated in the chimney design, etc. It is also important to note that chimney placement is an important element in relation to the overall architectural theme associated with Seven Lakes. Colonial style homes generally have their chimneys centrally placed, and Craftsman incorporate theirs on the structure's side.

Figure 3p: Example of a chimney finished in approved masonry



3.8 Exterior Structures

For exterior structures, i.e. sheds, the overall façade of the building must compliment the general design of the main dwelling. The same color scheme, and architectural style, is essential with some incorporation of the main dwelling's trim work. The exterior building must be flawlessly integrated so that it is seen as an extension of the main structure. In addition to following the design element guidelines, they must also meet Municipal Guidelines and meet DA guidelines with a maximum footprint of 9.29 square meters (100 square feet) and height of 3.66 meters (12 feet). Additionally, no portion of the exterior structure can be located less than 6.1 meters (20 feet) from the common shared driveway, 2.44 meters (8 feet) from the boundaries of the lands, or 6.1 meters (20 feet) from another home. **All structures require written approval from the developer before construction.**

3.9 Fences

Rear fences are acceptable in Seven Lakes, provided that they do not extend greater than 6' high and do not extend past the front of the house. The following rear fence styles are acceptable for construction in Seven Lakes;

- ◇ Wooden Fences appropriately painted or stained to compliment the color scheme of the main structure.
- ◇ Decorative Iron Fences, preferable black or white in color.
- ◇ Black Chain Link fences

Front fences are subject to approval by the Developer and will be approved based on fence style, height and size in conjunction with the shape of each Lot. If an individual is requesting an additional type of rear fence, other than what's listed below, they may submit a proposal to the developer for approval.

Examples of Acceptable Fence Styles:



4.0 Building Materials and Colors

While exterior design features are incredibly important to the overall look of a home, the exterior materials used to ‘finish’ the home play an equal part and tie the look together. The choice of siding, shakes, masonry, etc. can drastically change the look of a home, and therefore careful consideration must be made when making these choices. Only particular types of exterior materials will be acceptable for home construction in Seven Lakes, and any deviation from the approved materials, **must be approved by the developer.**

Additionally, no alteration, addition or modification to the dwelling or exterior appearance, including color, will be made without the written approval from the Developer.

4.1 Siding Materials and Color Scheme

Several types of siding materials and orientations are available within today’s house design market. For Seven Lakes, acceptable siding types will be vinyl siding, ‘cedarboards insulated siding’, and ‘weatherboards fiber cement siding’ all available in both horizontal and vertical orientation, depending on other trim and design features. The usage of Cedar Impressions vinyl shakes is also acceptable in consideration with other design elements in the home design.

The color scheme of Seven Lakes home design will be derived from a variety of light and dark color palettes that have been professionally chosen to further accentuate the warm and inviting feeling that will be indicative of the Seven Lakes home design look. (see Schedule A).

Figures 4a and 4b: Examples of approved color schemes



4.2 Roof Materials and Colors

For Seven Lakes, roofing material must be dark in color architectural asphalt shingles, with a minimum twenty-five year guarantee. The roof color chosen must compliment the other exterior colors chosen for the home, and it is encouraged to follow the color palettes found in Schedule A when choosing a complimentary roof color.

It is also essential that all roof hardware (vents, etc.) be finished to match the color of the roofing material.

All roof stacks must be finished to compliment the roof color and exterior finish detail. Additionally, rainwater leaders and soffits must be akin to the approved trim color.

4.3 Trim Materials and Colors

Home design is generally unified with the use of trim features. Depending on the style of home, trim features can be finished to match the exterior main color or be drastically different but complimentary to the main home color. Particular consideration is to be made when choosing trim colors, and the usage of the color palettes located in Schedule A are to be used as a guide when choosing these elements.

4.4 Masonry

Masonry is not required for homes in Seven Lakes, but may be used to further enhance the stylistic features that are predominately characteristic of Colonial and Craftsman home designs. The maximum amount of allowable masonry is 1/3 of the surface area of the house. When masonry is incorporated, it must act as a grounding agent as well as a design aid. This further strengthens the structure's stability, while providing a visually appealing façade. Brick, manufactured and natural stone are all acceptable masonry elements, but the choice of stonework must compliment the other exterior finish features of the home. **See Schedule A for approved masonry colors.**

5.0 Landscaping

While the exterior finishes of a home tie the overall theme of the neighborhood together, the property’s landscaping is equally important. While Seven Lakes is a conservation community, and surrounded by stunning foliage, and natural surroundings, individual property landscaping will lend a hand in tying the community together and aid in promoting the overall warm and inviting sentiment that is Seven Lakes. Appropriately placed shrubbery, in addition to incorporating plant species that are native to the area, are necessary in emphasizing the community splendor of Seven Lakes.

Another important landscaping consideration is the importance of width, style and materials used in driveways and walkways. These important entry points are introductions to Seven Lakes homes, and should be indicative of the quality and style that is evident throughout the rest of the property, and community.

5.1 Approved Plants List and Vegetation Removal

Only particular plants will be acceptable for planting in Seven Lakes. Please see Schedule B for the approved Plants Listing.

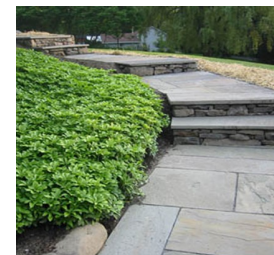
No vegetation is to be removed from the property without the Developer’s written consent. If vegetation is removed, replanting of an equally sized and type plant, or tree, may be enforced at the homeowner’s expense.

5.2 Driveways and Walkways

In the event that the shared driveway for a home is paved, it must be paved with an approved hard surface material subject to approval by the Developer.

Walkways can be paved or constructed with natural stone, or other hard surface material that is reflective of the driveway material. Other walkway styles and materials may also be acceptable, and are subject to approval by the Developer.

Figure 5a: Example of approved flagstone walkway style



5.3 House Numbers

With the purchase of a Seven Lakes home, the Developer will provide the customer with a slate house number as a house warming gift.

If an individual decides to not avail of the Developer's gift, and that they would prefer a more traditional house number style, the house numbers must be black or white in color and contrast appropriately with the exterior siding of the home. They must be a minimum of 4" high up to a maximum of 8", in compliance with HRM by-laws. Some exceptions may be considered with prior approval from the developer.

Figure 5b: Example of recommended House Number Style and Contrast



6.0 Additional Requirements

6.1 Propane Tanks, Compost Bins and Garbage Cans

In order to continue to keep the visual appeal of Seven Lakes at its best, all compost bins, garbage bins, and propane tanks must be shielded from view from the street. Usage of fencing, storage sheds, and exterior architectural details are all recommended.

6.2 Retaining Walls

If a retaining wall is constructed on the property, it should be constructed with natural stone and it is recommended that it compliment or match any masonry present in the home design. Other retaining wall styles will be acceptable but are subject to approval by the Developer.

Figure 6b: Example of approved stone retaining wall style



6.3 Basement and Ceiling Height

It is recommended that homes in Seven Lakes have a minimum main floor ceiling of 9'. Additionally, it is recommended that basement ceiling height also extend to 9' whenever possible.

Slab on grade is permitted for particular home styles.

6.4 Door Knobs

It is recommended that all interior and exterior doors have lever door knobs.

6.5 Satellite Dishes

Any satellite request must be submitted to the Developer in writing for approval.

6.6 Home Business Signage

For home businesses operating in Seven Lakes, no more than one sign is permitted to be displayed on the property at one time. No home business sign is permitted to exceed 4 feet² (0.4 m²) at any time. All signs must have a consistent look and feel and require **approval by the developer prior to being erected.**

6.7 Fire Pits and Outdoor Fireplaces

Fire pits and outdoor fireplaces will be permitted in the rear yard only and are to follow all HRM bylaws.

7.0 Environmental Features

In keeping with Seven Lakes goal to protect and preserve the environment, the attached Schedule C will feature Environmental requirements and suggestions to be incorporated into Seven Lakes Homes.

8.0 Construction Guidelines

Seven Lakes, as a conservation community, promotes environmental techniques for all appropriate aspects of construction of homes in the community. We require all builders to remove or contain construction debris daily, and to be attentive with regards of spills, blowing debris and site damage (roadways, vegetation, sidewalks, etc.). Construction waste is not permitted to be burned nor buried on site.

Builders may store their construction materials on site during the construction of a particular property. It is important, however, to ensure that all materials are covered and stored in a secure manner. Reduction of blowing debris and other construction materials is essential to maintain the integrity and beauty of Seven Lakes, and the surrounding areas.

All Builders are required to comply with all clauses associated with the Nova Scotia Building Code Regulations. These regulations are found online at <http://www.gov.ns.ca/just/regulations/regs/bcregs.htm>.

Other important notes include;

- ◇ Site damage is the responsibility of the builder, and damages to sidewalks, vegetation, and roadways will be charged to the builder.
- ◇ Alcohol is prohibited.
- ◇ Any vehicles left on site, by the builder, are at the builder's risk.
- ◇ During construction, erosion control is the responsibility of the builder.

If the builder fails to adhere by the guidelines indicated above, the developer reserves the right to resolve all concerns at the cost of the builder.



If you have any questions regarding this booklet, please contact us at:

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SEVEN LAKES COMMUNITY

May 1, 2014

PROHIBITED PLANT LIST – Do Not Plant

Common name:

Norway Maple
Goutweed
Bugleweed
Garlic Mustard
Japanese barberry
Chinese Bittersweet
Japanese knotweed
English Ivy
Giant Hogweed
Himalayan Balsam or Kiss-me-on-the-mountain
Yellow Flag Iris
Purple Loosestrife
Mint (all cultivars)
Virginia Creeper
Common Reed
Reed Canarygrass or Ribbon Grass
Multiflora rose
False Spirea
Common Mullein
Riverbank Grape

Species name:

Acer platanoides
Aegopodium podagraria
Ajuga spp.
Alliaria petiolata
Berberis thunbergii
Celastrus orbiculatus
Fallopia Japonica
Hedera helix
Heracleum mantegazzianum
Impatiens glandulifera
Iris pseudacorus
Lythrum silicaria
Mentha spp.
Parthenocissus quinquefolia
Phragmites australis
Phalaris arundinacea
Rosa multiflora
Sorbaria sorbifolia
Verbascum thapsus
Vitis ssp (x labrusca)

Links for More Information About Invasive Species

Halifax Regional Municipality <http://www.halifax.ca/environment/InvasiveSpecies.html>
Annapolis River Association <http://www.annapolisriver.ca/alienplants.php>
Invasive Species Alliance of NS <http://www.invasivespeciesns.ca/>