



The Architectural Styles of

JAGARE RIDGE



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The Architectural Styles of

**JAGARE
RIDGE**

Craftsman



Craftsman

Craftsman homes are all about the warm little details. Decorative yet welcoming, this style has a timelessness that immediately makes families feel right at home.



Relaxed & Inviting



Craftsman



Craftsman Architectural Style

The Craftsman home is characterized by low-slung rooflines with ornamental detailing expressive of structural members. An inviting veranda is an integral element of the style. Roof overhangs are wide with deep fascia. Massing is comfortable with an emphasis on horizontal proportions that speaks to the theme of hearth, home and family.





Shed, gabled, or eyebrow dormers are singular and stand on their own. Windows have a vertical orientation, double hung or divided panes, adorned with traditional grid pattern grills.

Trim surrounds are simple but may be tapered and include sill details. Triangular knee braces and decorative support beams are defining details.

The veranda entrance is deep and sheltered, supported by tapered columns resting on a massive base. Entry doors are simple in styling and partially paned.



Craftsman

Architectural Details

Craftsman homes are finished in smooth stucco, traditional profile siding or shakes. Raised trim details are metal clad, painted or Hardie Trim.

More than one dominant finish is utilized on each elevation, applied horizontally and separated by substantial trim.

Stone or brick is applied as an accent. Application in panel effect is not suited.

Colours suited to the Craftsman style are nature-inspired palettes in darker tones accented by lighter trims.





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Craftsman Landscaping Style

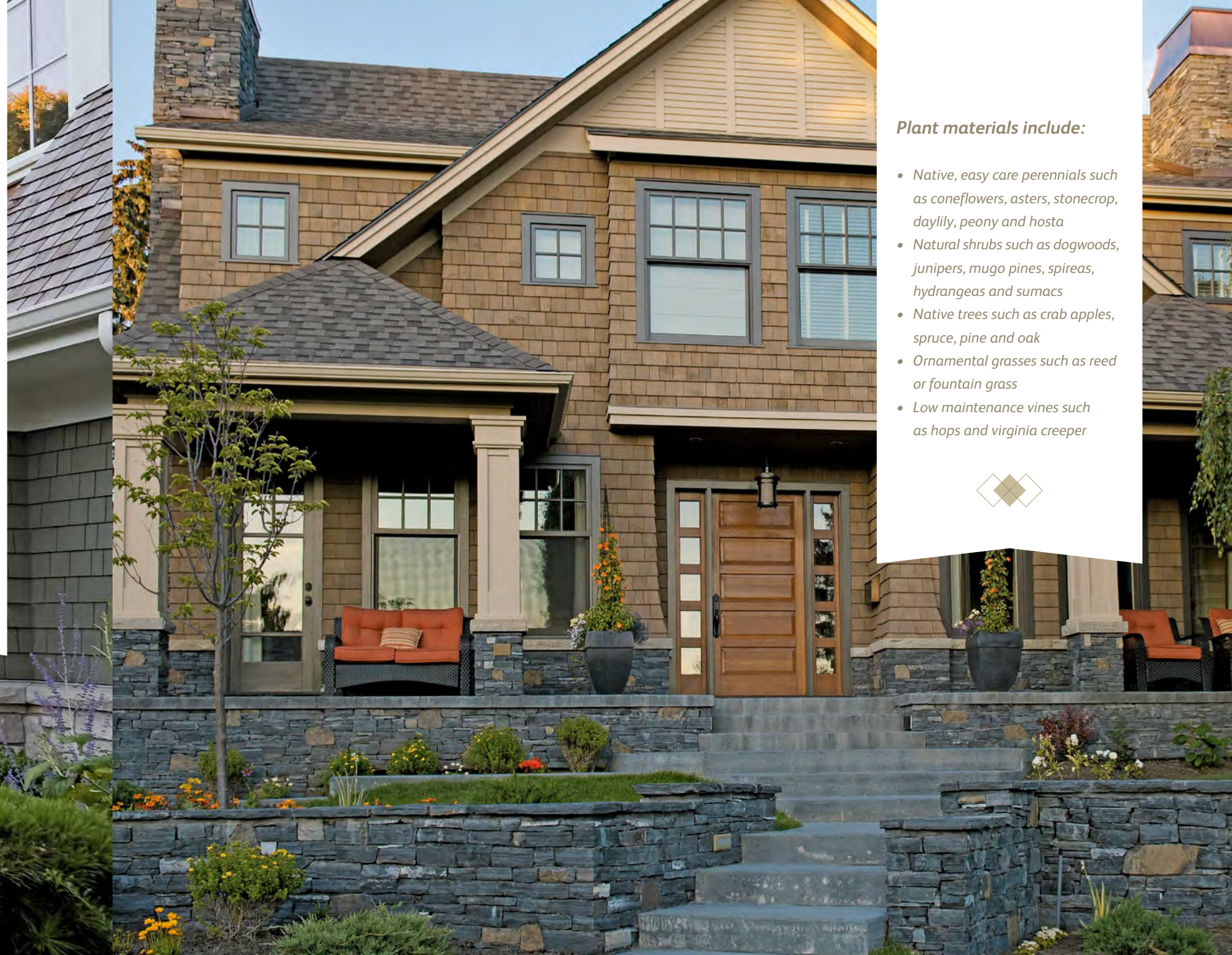
The Craftsman style uses local and native materials to express a relaxed, natural style that is easy to build and maintain. The Craftsman garden style emphasizes the extension of outdoor living space by terraces, sleeping porches and patios.





Key landscape design elements include:

- Terraces of stone or natural timbers
- Muted colours
- Low maintenance plantings
- Winding paths with wood mulch, gravel or flagstones rather than concrete
- Reduced lawn area
- Water features or fountains near seating areas
- Rough hewn pergolas or arbours
- Plantings that attract birds
- Naturally shaped evergreen and deciduous shrubs
- Asymmetric planting schemes



Plant materials include:

- Native, easy care perennials such as coneflowers, asters, stonecrop, daylily, peony and hosta
- Natural shrubs such as dogwoods, junipers, mugo pines, spireas, hydrangeas and sumacs
- Native trees such as crab apples, spruce, pine and oak
- Ornamental grasses such as reed or fountain grass
- Low maintenance vines such as hops and virginia creeper





The Architectural Styles of

**JAGARE
RIDGE**

French Country



French Country

The name "French Country" says it all for this architectural style. Remarkable gabled rooflines and enduring stone finishing create a home that's romantically refined.



Rustic & Elegant



French Country

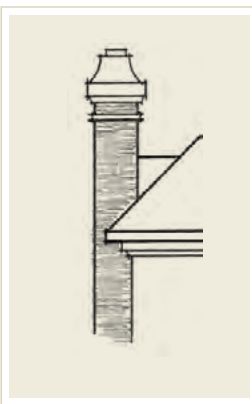
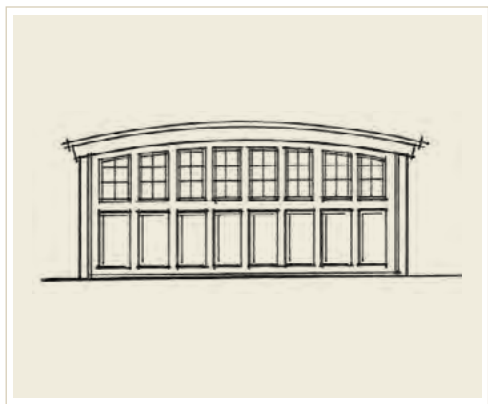


French Country Architectural Style

The French Country home is characterized by massive hip roofs which may include prominent front facing cross gables. This European style is enduring and timeless. Embellished with details inspired by the region and period, the French Country home is personified in Provincial, Chateausque and Normandy designs. The presentation is stately and formal with a rustic elegance.

Roof overhangs are cropped and eaves will include a stepped detail or curved cornice molding for emphasis. Rounded towers with turret roofs may be included. Narrow dormers are often featured with hipped, gabled or curved rooflines. A wrought iron “widow walk” may add a romantic flare to the rooftop.





A recessed and formal entry is low and often framed by a roof above. The entrance may be off-centre on the asymmetrical styles of Chateausque and Farmhouse, or centred on the symmetrical Provincial style. Ground level courtyards create formality and an extension of the interior space.

Multi-paned windows are vertical in orientation and may be separated by a narrow space or ganged together. Glazing is balanced and organized, often extending to the floor. Glass doors may replace windows with an understated Juliette railing.



French Country Architectural Details

Bay, bow and boxed out windows, often with a curved shed roofline, add to the complexity of the façade. Decorative moldings and panel shutters match the window shapes. Curved lines and arches, chiselled stone accents, and tall narrow louver details define this Old World style.

French Country homes are finished in smooth stucco and stone.

Colours suited to the French Country style are mid to dark earth tones with a dark neutral contrast at the fascia and accents. Trims may also be the same colour as the ambient stucco. Stucco colours are rich and warm tones, adding to the natural finishes.





French Country Landscaping Style

The landscape of the French Country style is the marriage of colourful cottage gardens and the formal design depicted in French impressionist paintings. The relaxed elegance of the French Country landscape style embodies Mediterranean elements, the rustic charm of Old World Europe and the simple beauty of nature.





Key landscape design elements include:

- Terraces of simple, natural materials
- Meandering pathways edged by flowers
- A “potager” or kitchen garden, which contains edible plantings and may be enclosed by a low box hedge
- Flowering shrubs as borders, hedges and vertical accents
- French themed statuary and fountains
- Lush landscapes with colourful and fragrant blooms
- Intimate patios covered by vines and fragrant blossoms



Plant materials include:

- Tall blooms such as lupines and hollyhocks
- Purple colours – irises, coneflowers and lilacs
- Graceful climbers such as grape, rose, honeysuckle, clematis, sweet pea and ivy
- Colourful perennials such as irises, poppies and roses
- Fragrant perennials such as lavender
- Fragrant herbs such as rosemary, sage and basil
- Roses that are hardy shrubs
- Evergreen hedges of juniper species
- Fruit trees such as apples and pears





The Architectural Styles of

**JAGARE
RIDGE**

*Modern
Contemporary*





**Modern
Contemporary**

*Modern Contemporary homes
use geometry to their advantage.
Unique combinations of shapes
and angles let you express yourself
without decorative elements
getting in the way.*





Simple & Sophisticated

Modern Contemporary

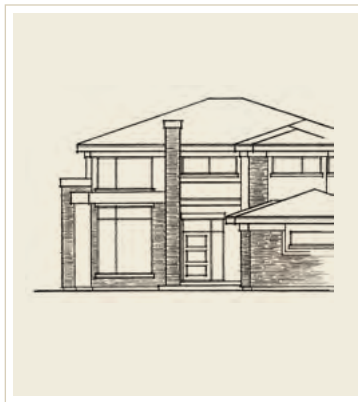


Modern Contemporary Architectural Style

The Modern Contemporary home is characterized by roof forms that dominate the façade. Slopes may be moderate with wide eaves or high with shallow eaves. Fascia is substantial and troughs are generally concealed. Sloped roofs may be paired with a secondary flat roof feature. Although unconventional at a glance, asymmetric elements are organized and roof pairings are intentional rather than random. Outdoor spaces extend into the living area, creating comfortable scale.

Designs will derive distinction from simplicity and restraint with unique variations in building forms.





Rather than eschew much of the traditional form, in Jagare Ridge the Modern Contemporary homes will borrow from the more traditional styles with simple elegant lines rather than colliding geometric shapes. These homes will be comfortable in their proportions.

Entrances are simple, recessed, and uncluttered, framed by unique cover within the height of the main floor.

Glazing is extensive and placed with diversity. Windows will be unadorned by grills or include a single horizontal and/or vertical bar in unusual placements. Glazing is clear, not tinted or mirrored.



Modern Contemporary Architectural Details

Horizontal elements, layered levels and staggered wall planes adjust the scale in this setting. Trims are simple and definite rather than ornamental.

Wall surfaces are smooth stucco in acrylic. Cedar panelling and long board siding may provide a warm contrast to the stucco and glass. The use of other materials or panels must be thoughtful and non-reflective. Stone or brick are required in panel effect, adding texture and strength for relationship with the more traditional styles in the neighbourhood.

Colours and finishes are natural and subtle.





Modern Contemporary Landscaping Style

The Modern Contemporary landscape style complements the simple and clean lines of modern architecture. This style is characterized by vivid colour and abstract patterns, combined with unique use of lighting, textures and space, creating a landscape that magnifies the beauty of nature with the sophistication of modern living. This style is defined by the use of a variety of synthetic and natural materials to express the simplicity of nature.





Key landscape design elements include:

- Use of simple materials such as raw wood and concrete
- Geometric planters and pillars with clean lines
- Eastern, Oriental or Japanese styled gardens and accessories
- Colourful furnishings with unique designs
- Limited or simple plantings
- Uncluttered designs
- Abstract sculptures incorporated into landscape areas
- Dividing or screen walls made of glossy materials such as metal
- Extensive use of lighting
- Water features such as spillways and minimalist pools with crisp angles
- Green walls



Plant materials include:

- Mass plantings of evergreen shrubs such as junipers
- Ornamental grass such as fountain grass, plume grass or feather reed grass
- Topiaries and shrubs with clean lines and geometric shapes such as boxwood, alpine currant and potentilla
- Seasonal plantings in containers with exotic species such as bamboo, agave and palms





The Architectural Styles of

**JAGARE
RIDGE**

Tudor



Tudor

Tudor homes exude a comforting countryside charm. Drawing on medieval architecture, the Tudor style feels strong and stable with a decidedly European flavour.



Strong & Charming



Tudor



Tudor

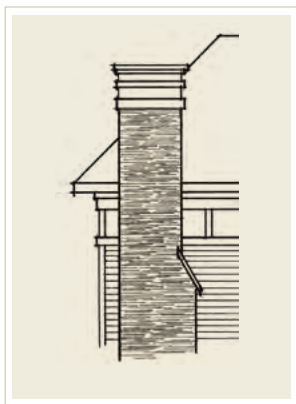
Architectural Style

The Tudor home is characterized by prominent, high sloping cross gables overlapping a main roof that slopes into view. Roof overhangs are shallow with wide fascia. Steeply pitched roofs may be punctuated by gabled dormers.

Countryside charm is informal and decidedly European in flavour. Drawn from medieval architecture, massing of the Tudor home conveys a sense of permanence.

The design has a vertical emphasis that is asymmetrical. The beautifully patterned stonework and natural materials create a solid connection to the surroundings.





The expression of windows and doors is significant to the architectural style. Tall, narrow windows are ganged with divided panels and grids in rectangular or diamond patterns. Stained or leaded glass windows add enchantment. Bayed windows with a curved roof are classic.

The entrance is recessed and celebrated with timber posts or stone columns, hefty brackets and statement defining hardware. A steep intersecting roofline sweeping across the entry may add a romantic prominence to arrival.



Tudor

Architectural Details

Striking half timbering details contrast the walls and gables in decorative, vertical and curved patterns. Tudor homes are finished in smooth stucco or traditional wide profile siding.

Stone or brick adds solidity in panel application at fireplace chases, chimneys, or anchoring the foundation walls. Colours suited to the Tudor style are light to mid earth tones with dark fascia and timber trims in contrast.





Tudor

Landscaping Style

The Tudor style is expressed through asymmetrical forms and shapes with the use of timber and stone elements, pointing to a garden style that is a fusion of native and man-made elements. The Tudor garden style is influenced by old Europe and English cottage garden designs and is informal, casual and inviting.





Key landscape design elements include:

- Colourful plantings
- Dense, mature plantings
- Winding paths of flagstone or other stone materials
- Flower gardens
- Garden structures such as arbours designed with heavy beams and timbers
- Well-groomed and defined landscape edges
- Curvilinear planting beds



Plant materials include:

- Flowering trees such as mayday, crabapple and hawthorn
- Specimen large trees such as elm or linden
- Evergreen shrubs such as junipers and pine
- Vines and trailing plants such as climbing roses and ivy
- Flowering shrubs such as honeysuckle, cotoneaster, roses and plums
- Perennials such as poppies, daylilies, lavender, lilies and chives





The Architectural Styles of

**JAGARE
RIDGE**

Prairie



Prairie

*Our expansive prairie landscape
inspires this architectural style.
Prairie homes accentuate natural
beauty with design elements
blurring the lines between indoor
and outdoor spaces.*



Subtle & Natural



Prairie



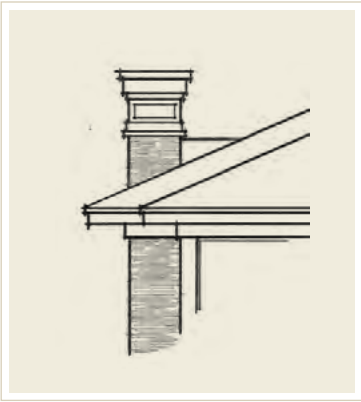
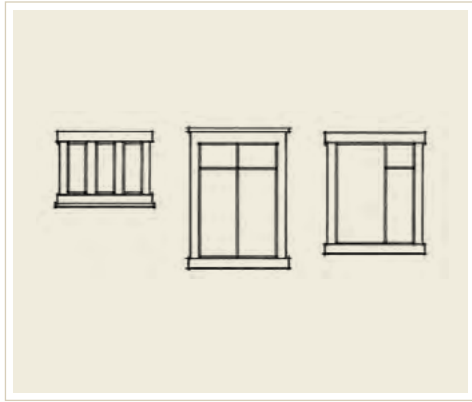
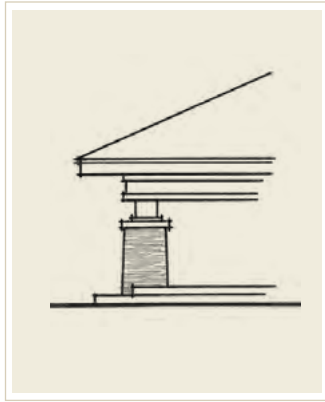
Prairie

Architectural Style

The Prairie home is characterized by gently sloping roofs and low understated proportions. Roof overhangs are wide and extended with deep fascia. Massing is integrated with the landscape and surroundings. Natural interaction is enhanced by the creation of outdoor spaces as an extension of the interior layout.

The design has horizontal emphasis with simplified forms. Windows are large, organized and consistent in shape, while uncluttered by the omission of grid patterns, but defined by horizontal mullions or rectangular transoms. Clerestory windows are a feature.





The entrance is recessed and defined by approach. A single oversized door with clear glazing and sidelites adds drama while the deep cover creates shelter and a sense of arrival.

Trims and surrounds are simple and definite, providing emphasis on horizontal lines while framing openings with definition rather than decoration.

Flat panel details and stonework reinforce styling and add contrasting texture. Heavy angular knee braces are intentional supports of the extended rooflines and wide overhangs.



Prairie

Architectural Details

Prairie homes are finished in smooth stucco or traditional profile siding.

Stone or brick are required in panel effect, often with a substantial top trim in concrete or stone. Stone and brick may also be incorporated at chimneys, columns or as feature partition supports.

Colours suited to the Prairie style are mid to dark earth tones with monochromatic or darker trims and stone in contrast.





Prairie Landscaping Style

The Prairie landscape style embraces the design elements of prairie architecture such as horizontal lines, the blurring of indoor and outdoor spaces, rectilinear shapes and the use of native materials. The house style encourages the preservation of outdoor views from the inside. Nature is the primary design inspiration.





Key landscape design elements include:

- Naturalistic plantings and forms
- Asymmetrically planted trees
- Low horizontal plantings along house foundations or hardscape at foundation walls
- Low dense hedges
- Prairie style timber garden arbours
- Stone planters that are horizontally oriented
- Clean, crisp lines and subtle plantings
- Use of stones and rocks as ground cover



Plant materials include:

- Native trees such as maple, spruce, pine, larch, mountain ash and birch
- Mass plantings of low growing shrubs such as horizontal junipers
- Mass planted ornamental grasses such as fescue, fountain reed grass and ribbon grass
- Rugged perennial species like black-eyed Susan, daylily, sedum and hosta

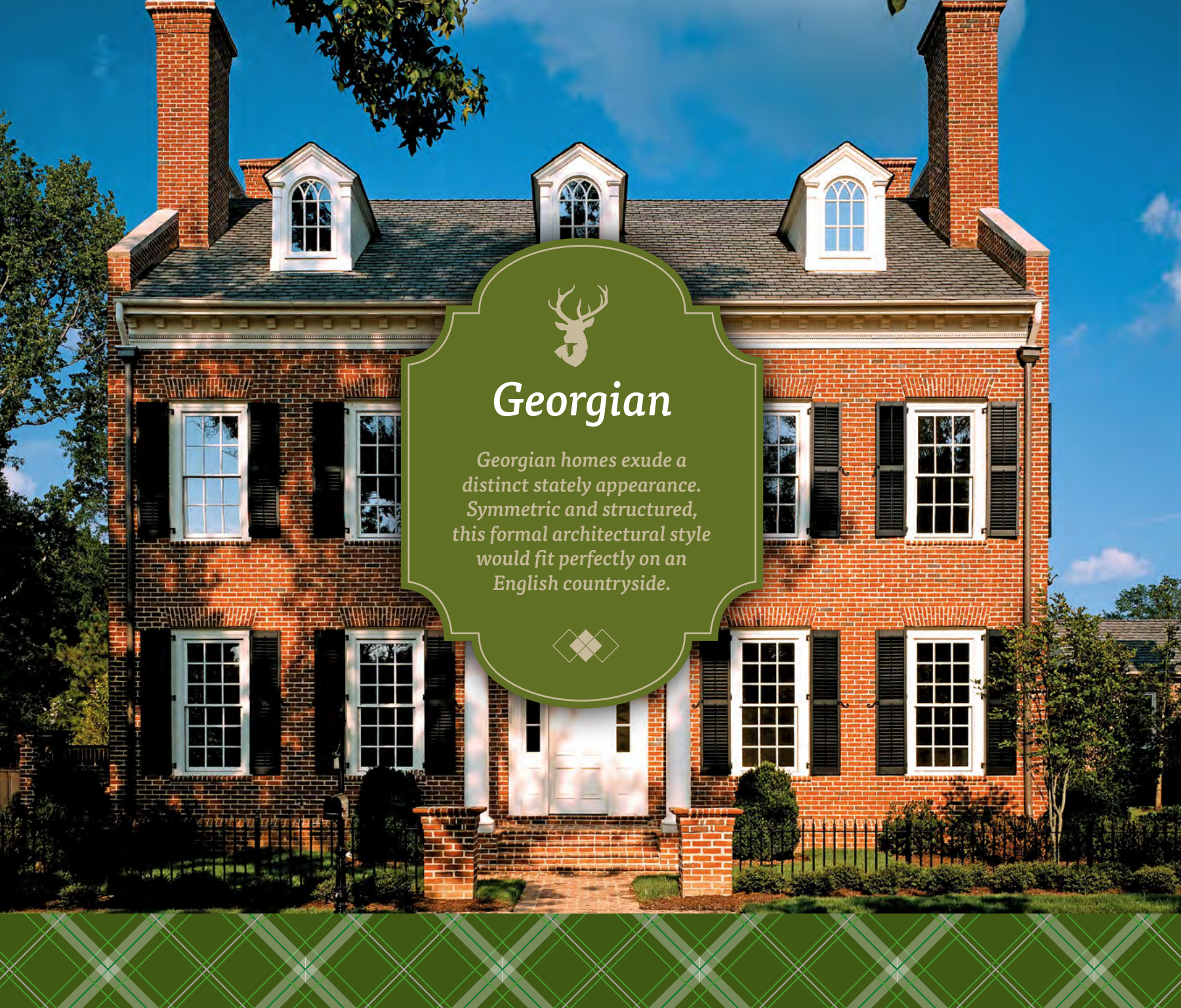




The Architectural Styles of

**JAGARE
RIDGE**

Georgian



Georgian

Georgian homes exude a distinct stately appearance. Symmetric and structured, this formal architectural style would fit perfectly on an English countryside.



Balanced & Classic



Georgian

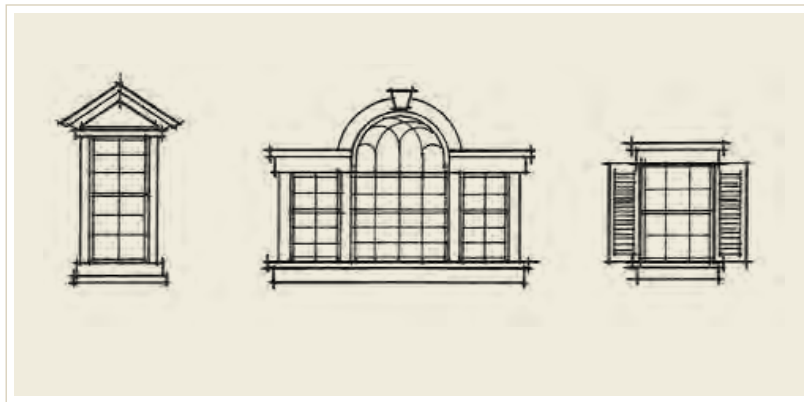


Georgian Architectural Style

The Georgian home is characterized by classical elegance and old world charm. Distinctly rectangular or square in shape, these two story homes are stately in their massing. Balanced and symmetrical proportions create a sense of formality.

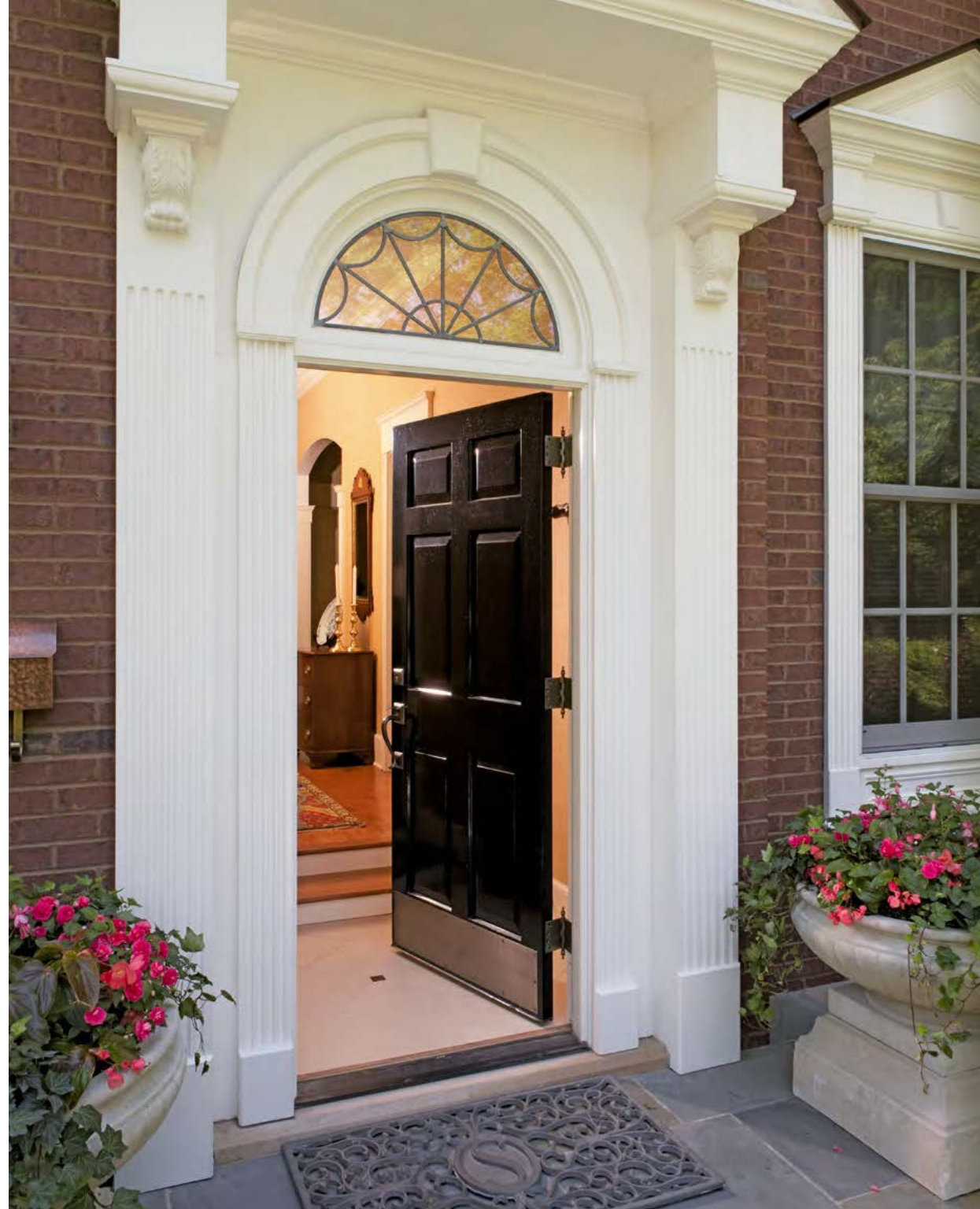
Roofs are moderately sloped with shallow overhangs. Cornice may be embellished with decorative dentil work for emphasis. Multiple narrow dormers dot the simple roofline.





Multi-paned windows are dressed with sills and crowns and arranged in strict symmetry. Windows are often shuttered and round top panes may add drama.

The welcoming entry is framed with decorative crown and flattened pilasters and covered with a portico roof. Glazing is present in sidelites or transom below the crown. Rich brick colours dress the façade in full panel application, often adorned with quoining.



Georgian

Architectural Details

The foundation may be clad in brick as an accent to siding or stucco. Large elaborate chimneys are finished in brick and often paired.

Colours suited to the Georgian style are light to mid tone neutrals with rich dark tones of brick or stone. Trims may be contrasting or tonal.





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Georgian Landscaping Style

The Georgian landscape style reflects the elegant and stately aspects of the home. The symmetrical and balanced forms give way to landscapes that are formal and structured. Georgian landscapes are commonly geometric in symmetry and can be large or small in scale. Georgian gardens are designed to be walked through and enjoyed. Termed “pleasure gardens,” they often have exotic elements that reflect interest in the revival of historical styles and antiquities.





Key landscape design elements include:

- Highly structured gardens with rectangular or square divisions
- Parterres – formal gardens with stone edging and gravel paths between trimmed hedges
- Topiary as an accent landscape feature
- Well-groomed lawns
- Low masonry walls with the creation of “doorways” made of tall slender evergreens
- Formal fountains and square or round lily ponds
- Incorporation of vegetable gardens
- Vines on walls or trellis structures



Plant materials include:

- Hardy boxwoods or other species such as alpine currants, ninebark or junipers planted closely together as hedges
- Flowering shrubs such as cherries, spirea, snowberry, honeysuckle, currants, mockorange and roses
- Perennials such as bluebells, daylilies and phlox
- Fruit trees such as apples, pears and cherries
- Vertical juniper species
- Flowering trees such as hawthorns
- Vine species such as clematis and Virginia creeper





The Architectural Styles of

**JAGARE
RIDGE**

*Contemporary
International*



Contemporary International

*Contemporary International
homes can be found in luxury
communities around the world.
Flat roofs across multiple levels
create a look that's dramatic,
yet understated.*



Sleek & Dramatic



Contemporary International

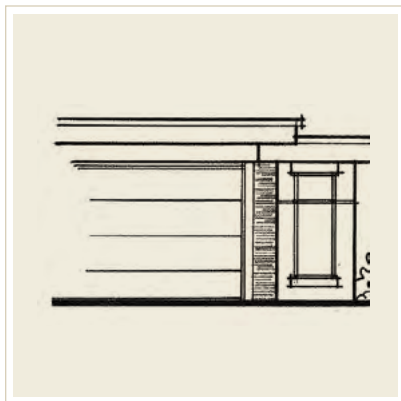


Contemporary International Architectural Style

The Contemporary International home is characterized by flat roofs in multiple levels, sleek lines and understated sophistication. Rooflines may include a shallow ledge or no coping. Open framed beam detail or wide boxed overhangs may also define the form.

Volume replaces mass in an expression of functionalism. Outdoor spaces extend into the living area, creating comfortable scale.





Windows, generally metal, are set flush with outer walls and often run floor to ceiling in ribbon format, or horizontally in bands that may wrap around the building corners. Large expanses of square and rectangular glazing in organized groupings are typical and often asymmetrical. Glazing is clear. Darker, mirrored or tinted commercial glazing is not suitable.

Wall surfaces are smooth and unornamented without decorative detailing at openings. Openings may also be defined by simple narrow trims with little or no projection.

Cantilevered projections of the house, roof or balcony may be incorporated without visible support to dramatize the style. Horizontal elements, layered levels and staggered wall planes adjust the scale in this setting.



Contemporary International Architectural Details

No structure will be permitted on the roof. This includes stair access and housing of mechanical equipment.

Entrances include cover within the height of the main floor. Entrance doors are simple in design and are often oversized and include glazing. Railing may be tubular steel and/or glass.

Exterior finish may be smooth stucco in acrylic. Cedar or exotic wood paneling may provide a warm contrast to the stucco walls. Brick or stone are required in panel effect adding texture and solidity for relationship with the more traditional architectural styles in the neighbourhood.

Simplicity and drama are achieved without the use of geometric shapes and obtrusive colours. Colours, as with finishes, are natural and subtle.



Contemporary International Landscaping Style

The landscapes of Contemporary International homes reflect the geometric, simple architectural forms that are devoid of traditional reference or decoration. Extensive glazing on these homes allows for the garden to become part of the interior of the home, merging the built form with the surrounding landscape.





Key landscape design elements include:

- Geometric design with minimalist details
- Organic designs that employ ecological and sustainable strategies such as water conservation or eco-scaping
- Patios and paths constructed of concrete, limestone or granite pavers
- Plantings in linear or axial patterns
- Earth berms or concrete retaining walls to create private areas
- Contemporary sculpture used as a focal point



Plant materials include:

- Minimal plant species selection
- Simple plant palettes
- Mass plantings of native evergreen groundcover species such as junipers and periwinkles
- Few annual flowers or perennials, if used, planted in masses or groupings
- Ornamental grasses in mass plantings
- Focal and specimen trees such as maples, cherry or Japanese tree lilac





The Architectural Styles of

**JAGARE
RIDGE**

*Community
Specifications*



Building Massing and Siting

Building massing and siting should reflect careful consideration of lot characteristics, relationship and orientation. Building massing, siting and style may be adjusted on a lot-to-lot basis to enhance the streetscape. Setbacks may be adjusted accordingly.

Formal standards for development will be those as established in the City of Edmonton Land Use Bylaw. Conformity with these requirements does not supersede the required approval process of the City of Edmonton. However, it shall be the Builder’s responsibility to consider the implications of zoning bylaws with respect to height, etc. when designing the home. Reduction of roof slopes to lower the overall height of a building will not be permitted to compromise the architectural integrity of the style.

House Size

Houses are to have a consistency of mass and volume within the streetscape. As such, house widths and sizes must relate proportionately to the lot width and neighbouring houses.

Group A (building pocket 44’ to 52’): In no case shall a house be narrower than 85% of the building pocket maximum defined by RF1 requirements (20% sideyard).

Group B (building pocket 36’ to 42’): All houses shall be a minimum width of 36’ without offset of garage.

On lots with high visibility at the rear elevation, the minimum width will apply to both the front and the rear.

Minimum width is without offset of garage.

Repetition

Repetitive use of elevations and architectural styles will be monitored to ensure interesting streetscapes. Modifications to elevation treatments may be required accordingly.

Similar elevations may not be repeated within three lots or directly across the street.

**(XOAX)
(OXBO)**

Repetition restrictions apply to both the front and rear elevations of high visibility lots.

Repetitive use of models and architectural styles will be monitored to ensure interesting streetscapes. Modifications to elevation treatments may be required accordingly.

High Visibility, Special Considerations

The rear elevations of homes in high visibility locations will reflect the same stylistic definition, proportions and detailing as the front elevation.

Walk Out Lots

The rear elevation of these homes must present an integrated building form. A combination of architectural measures will be required to address suitable proportions and a towering appearance. Graduated roof lines sloping to view, dormers, decks, detailing and articulated wall planes will be some of these measures. The distance from grade to the first substantial eave line shall not be more than 20’. Decks must be constructed concurrently.

In addition, the rear elevations of these homes must meet the requirements for high visibility.



Site Planning and Grading

Variations in grade elevations will be absorbed within the building mass to minimize steep slopes and contrast between lots.

Lot grading must be in strict conformance with the approved grading plans. Grade variations should be absorbed within the building mass to minimize steep slopes and contrast between lots. All plot plans and stakeouts must be done by the designated surveyor, to provide consistency in establishing building elevations throughout the subdivision. An approved final grade certificate is a prerequisite to the final inspection and release of a security deposit.

Exposed concrete and parging will be restricted to a maximum of 1’ at the front and high visibility elevations. Maximum otherwise is 2’.

Front entry steps are restricted to a maximum of three risers per set. Where the grade or design call for more than three risers, the run must be split. Side drive garage designs may be an exception to this requirement, appropriate to architectural styling. Retaining structures are the responsibility of the property owner and must not compromise the grading design and lot drainage. Natural elements such as rock and wood are preferred for construction of retaining walls. Landscape block can also be utilized and concrete is permitted if appropriately finished to view.





Driveways, Garages, Walkways

Double attached garages, in accordance with the garage location plan, are designed to integrate and minimize the garage appearance while emphasizing the architectural features and massing of the house.

Oversized (24' +) and triple car garages must include articulation in the form of a jog, to break up the expanse of flat wall plane and roof line.

Maximum overhead door height of 8'.

The garage frontage on lots will not exceed 61% on lots with a 36' to 42' building pocket and 71% on lots with a 44' to 52' building pocket.

Where height between garage overhead door and eave line exceeds 18", special treatment is required to adjust massing. Front driveways, walkways and entries will be constructed of an upgraded surface, ie. exposed aggregate.

Front Drive:

- Driveway is not to exceed the width of the garage to the garage front where the width may then flare to include a walkway to the front and/or rear yard

Side Drive:

- Will be no wider than 22' at the street or boulevard, flaring out in an undulating configuration to the front of the garage
- A 1.5m integrating strip of landscaping must be provided between the driveway and the side property line
- The driveway cannot be extended in front of the garage
- Side driveways will not be permitted on corner lots

The Builder/Puchaser is responsible to ensure there are no obstructions or hindrances to the side driveway and minimum clearance is maintained to the satisfaction of local approving authorities. The Builder/Purchaser shall also be responsible for the relocation and hardiness of any boulevard tree(s) that are in conflict with the driveway configuration.





Corner Lots

Flanking side elevations on corner lots must have full front elevation treatment, the objective for this elevation is to reflect the same stylistic definition, thoughtful detailing and massing associated with the front elevation and the architectural style.

- *Appropriate wall heights*
- *Window placement, number of openings and appropriate configuration*
- *Stylistic definition and proportions consistent with the front elevation*
- *Variation in wall plane on all models. Two storey models also require substantial roof mass between floors. Roof lines must be supported by projections and intersect with same in order to appear intentional. Preferably, roof lines are achieved with the second floor set back from the main floor*
- *Stone or brick must be included at the corner elevation to reinforce styling*



Roofing

Shingle product approved for Jagare Ridge includes:

***BP Harmony
Eclipse
IKO Cambridge
Armour Shake
GAF Timberline High Definition
Owen's Corning Duration***

Also approved for use are cedar shakes, clay tile in slate profile and steel (coated) in split shake or slate profile. Other roofing products may be considered on an individual basis. Standing seam metal roofs will not be permitted.

Roof slope and overhang will be appropriate to architectural style. Chimneys and flues must be contained in a corbelled chase.



Exterior Finishes and Colours

Exterior finishes will be stucco, stone, brick, or lap profile siding by James Hardie or Canxel. Vinyl siding will not be permitted.

Stone may be required to reinforce architectural styling.

Colours will be appropriate to period styling.

Materials and colours will be consistent with the architectural style of the home. The caliber of presentation will be directed by the style profile.

Trim and masonry details must be returned 24” at side elevations.

Architectural Treatment of Entries

Entranceways will be a defining element of the architectural style, creating a sense of arrival. Entry steps and verandas may be exposed aggregate or concrete clad in stone or brick.

Landscaping

The front yard landscaping will reflect maturity and complement the architectural design of the home.

Homes backing onto the golf course will require completion of landscaping in the rear yard.



Accessories

Great architecture extends to the smallest of details. House numbers will exemplify the quality, character and styling of the home. Some examples have been provided for inspiration.

Interpretation

The enforcement, administration and interpretation of these guidelines shall be at the discretion of Melcor or its designated consultant. The unfettered application of these guidelines shall be without notice or precedent.

Accessory Buildings

Where structures are visible from public agencies (parks, golf course, water feature, flanking streets and walkways) exterior finish style and colour shall complement those used on the house. Roof style and materials are to match the materials used on the roof of the house. The side wall elevations of all accessory buildings/sheds shall not extend higher than adjacent fencing.

Accessory buildings on lots backing onto the golf course must be a minimum of three meters from the rear decorative metal fencing.