

OSPREY LANDING

Architectural Guidelines

To ensure that Osprey Landing remains a cohesive community, the development is bound by the following **Architectural Guidelines** which provide a design outline for the homes and landscapes that will be built within the community.

Introduction

These guidelines are intended to direct homebuyers, and builders towards appropriate design and details when developing home plans which will be constructed in Osprey Landing.

All development must comply with the building requirements as set out by the municipality of East Hants. Conformity with these guidelines does not supersede the required approval process of East Hants.

1.0 Objective and Concept

The following Architectural Guidelines have been assembled to assist you with construction in the community. This information is meant to cover aspects of design and construction to minimize confusion, and design issues which may arise during construction. The intention of this document is to maintain consistency and quality throughout the community, creating value for residents, and ensuring a consistent look and feel.

Each home must integrate into the overall look of the community. It is imperative that each home compliments their neighbouring property, but it is also important to limit the “cookie cutter” look. Emphasis is on creating a strong curb appeal for each home through landscaping and front elevation details.

2.0 House Designs

Home design at Osprey Landing will incorporate a **Modern Craftsman or Farmhouse Style**. Use of mortared or stone veneer, siding shakes, vertical siding, covered porches, wide exterior trim is encouraged.

2.1 House Size

House widths and sizes must relate proportionately and logically to the lot width, neighbouring houses, as well as per East Hants guidelines.

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2.2 Repetition

Another essential feature in the neighborhood design in Osprey Landing is the usage of non-repetitive home designs and/or exterior colour schemes. 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, however 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.

2.3 Corner Lots

All houses on corner lots require special design considerations. Flanking side elevations on corner lots must have appropriate exterior nuances relative to the front exterior elevation.

2.4 Setbacks

All lot location plans should carefully reflect consideration of lot characteristics, and orientation. Building siting and style may be adjusted to enhance the streetscape. Building setbacks may be adjusted to ensure views from other homes are not impacted, or if the site does not comply with East Hants regulations.

3.0 Exterior Finishes

3.1 Primary Finish and Stonework

Several types of siding materials and orientations are available within today's house design market. Acceptable siding types will be vinyl siding, insulated vinyl siding, composite siding, and wood siding, which are all available in both horizontal and vertical orientation. The usage vinyl or wooden shakes is also recommended in consideration with other design elements in the home design.

Stone is not required but can be used to further enhance the stylistic features that are predominately characteristic of Modern Craftsman/Farmhouse home designs. The

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maximum amount of allowable stone is 1/3 of the surface area of the house. When mortared stone 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. Stone veneer is also acceptable but must compliment the other exterior finish features of the home.

3.2 Trim Materials

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. Consideration is to be made when choosing trim colors, and modern colour schemes is recommended.

3.3 Roofing

Roofing material must be asphalt or metal shingles, with a minimum twenty-five-year guarantee. The roof color chosen must compliment the other exterior colors chosen for the home.

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.

3.4 Windows and Doors

Symmetrical window patterns are vital to both design 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.

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 woodgrain with a complimentary colour to the complete house color palette. Windows and/or sidelights must be included in every door design.

Garage Doors must be complimentary or match front door design in style and/pr colour.

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4.0 Accessory Buildings

Accessory buildings, 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. Additionally, all accessory buildings must also meet Municipal Guidelines with regards to setbacks, size, and other related requirements.

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.

All front lawns are required to be sodded with a minimum of 6" of topsoil. Appropriately placed shrubbery, gardens and walkways is also encouraged.

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

6.0 Fences

Rear perimeter fences are acceptable, provided that they do not extend greater than 6' high and do not extend past the front of the house.

Acceptable fence styles include:

- 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

7.0 Other Considerations

7.1 Satellite Dishes

Satellite dishes must be installed in the rear of the home and must not be visible from the street.

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7.2 Propane Tanks, Compost Bins and Garbage Cans

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 recommended.

7.3 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 stonework present in the home design.

7.4 Home Business Signage

For home businesses, no more than one sign is permitted to be displayed on the property at one time. No home business sign is permitted to exceed East Hants signage regulations.

7.5 Fire pits and Outdoor Fireplaces

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

8.0 Construction Guidelines

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 property. However, it is important 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 the neighbourhood, and the surrounding areas.

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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 and drug use is strictly 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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