

# Canyon Crest at Paradise Canyon

## Design Guidelines

### ***Nature, Belonging & Beauty Welcome You Home***

#### **1. Community**

##### **1.1. Your Home in Paradise**

Homes in Canyon Crest at Paradise Canyon are designed by an exclusive group of Lethbridge's award winning home builders and will follow the form of Craftsman/Arts & Crafts architectural stylings. The Craftsman/Arts & Crafts traditional style homes preserve the historic nature of Lethbridge's past with forms, natural materials and colours that celebrate the beauty of the prairies, rivers and coulees.

#### **2. Design Guidelines**

Residential Design Guidelines provide homeowners and builders with assistance and direction in the selection of design features, finishes, colours, house placement and setbacks to help create an integrated, harmonious community with a high level of quality.

The Guidelines help to ensure a compatible mix of housing types which include variety and individuality in a manner that will establish and maintain the investment value of homes in Canyon Crest. They are for the benefit of the community and will apply to newly constructed homes and any future improvements, renovations or additions. In addition to zone design guidelines, all homes must comply with the latest versions of the City of Lethbridge Bylaws & all its Building Codes and with the Alberta Building Code. Conformity with these Guidelines does not supersede the required approval process of the City of Lethbridge. The Guideline Coordinators reserve the right to alter or reject any home design or application which does not meet the spirit and intent of the Guidelines or which will adversely affect any neighbouring property or home. The decisions of the Coordinators and Developer are final and binding.

## **2.1. Design Character**

The Craftsman/Arts & Crafts historic style homes are known for their timeless appeal. The homes of Canyon Crest will be as naturally spectacular as their settings and will compliment adjacent houses.

### **Craftsman Style**

The original North American Style that was made famous by Gustav Stickley includes features such as:

- Strong, rustic features & textures
- Stained wood, rock, cultured stone or, less commonly, stucco exteriors
- Lower pitched roofs with large eaves and a minimum 4/12 pitch
- Decorative front gables
- Large, wide front porches
- Chimneys with custom chimney caps

### **Arts & Crafts Style**

Although this style is more commonly associated with interior furnishings than house designs, some architects also include exterior house designs in this style. Features of the Arts & Crafts style:

- Steeply pitched roofs with minimal overhangs and a minimum 6/12 pitch
- Second storey is often incorporated into the roof or minimized in height by other features
- Roofs may have dormers and inset decks
- Boxed bay windows instead of bows
- Stucco & rock or cultured stone exteriors

### **Suggested Reading List**

- “Modern Architecture in Alberta”, Trevor Boddy
- “Homes & Interiors of the 1920’s”, Lee Valley Tools
- “The Craft Architects”, Margaret Richardson
- “Robert A.M. Stern Buildings and Projects, 1981 – 1986”, Luis F. Rueda

\* See Appendix A for individual Phase requirements.

\* See Appendix B for a full list of architectural details & features, materials, finishes and acceptable colours.

## **2.2. House Style Repetition**

Designs with approximately similar house exterior appearances and elevations may not be repeated more often than every fifth house on either side of the street. There must be significant changes in major exterior features. A change of material, colour or orientation is not sufficient.

## **2.3. Corner Lots**

Bungalows are preferred; all other housing types must have a significant single storey profile and address all facing streets with finish and design details found on the front elevation. Home designs for corner lot are subject to approval on an individual basis.

## 2.4. Walkout Lots

Three storey full height elevations at walkout sides must be designed to minimize their height. Three storey, full height, flat bungalows on walkout basements lots will not be accepted. The following suggestions may be used to lessen the impact of walkout wall heights; roofs sloping down towards the walkout side, upper floors built under higher pitched roofs with dormers. Setting back the upper floors 10% of the depth of the main floor, adding upper decks, retaining walls and creative grading plans are also suggested.

## 2.5. Set Backs

The position of each home in relationship to its property lines and neighbours will create varied front yards and a pleasing streetscape. Each lots access and views will be explored for the most advantageous placement of the home. The following setbacks are measured from the property line to the siding or exterior finish and **NOT** to foundation.

### For Standard Lots:

Front yard	6 meters min. Set backs further than 6 meters are at the discretion of the Guideline Coordinators
Garage side yard	1.2 meters
House side yard	1.5 meters on lots greater than 54.0 feet in width at the build line
Rear yard	7.6 meters

For Corner Lots: Front, rear & side yards - as per City of Lethbridge Bylaws

## 2.6. Massing

The front elevation of all houses must cover a minimum of 90% of the allowable building pocket. This can be accomplished by offsetting the garage as required.

## 2.7. Grades

An integrated grading plan for each Phase has been established by UMA Engineering to ensure drainage between lots and from street to street. Building grades and sanitary invert will be supplied to Builders and their designers by the Guideline Coordinators. Driveways are to be at a 7 1/2 % slope as measured from the centre of the driveway at the garage door to the back of the sidewalk and **NOT** the property line. Designers are to design appropriate house types to alleviate potential conflicts to surface drainage between adjoining lots, open spaces and the driveway slopes. Shut off water valves must be flush with the finished grade.

## 2.8. Landscaping

All homeowners are encouraged to complete the installation of sod and additional landscaping, including flower beds and pots, trees and shrubs within 12 months of the completion of the home. Lots backing onto the coulees would attract wildlife by using natural plantings of native prairie plants and grasses. The landscaping grade plan must always slope away from the house, be integrated into the subdivision drainage system, and not drain into any portion of the neighbouring lots.

### Suggested Reading List:

- "Gardening Under The Arch", The Millarville Horticultural Society
- "Natural Landscapes", Sally Roth

**2.9. Fencing**

Lots with rear or side yards bordering a park or coulee areas will have a 1.2 meter green, vinyl chain link fence and posts provided by the Developer. Fencing material & finish in all other locations & lots are to match the style and finish of the home and to be max. 70", (1.8 meters) and min. 48", (1.2 meters) high.

**2.10. Retaining Walls**

Retaining walls of reinforced concrete may be required by the Guideline Coordinators to balance grading between lots. They shall be a maximum of 36" (0.9 meters) of exposed height and finished to complement the exterior of the house and blend in with the landscaping. Higher walls are at the discretion of the Guideline Coordinators and will be required to be stepped to reduce its visible mass. Retaining walls will be at the cost of the Builder not the Developer or the Guideline Coordinators.

**2.11. Garbage Collection**

Garbage will be set at the curb prior to collection. Garbage enclosures at the front of homes will not be permitted. Garbage is to be stored out of view from the front street between garbage pick up days.

**2.12. Vehicle Storage**

Recreational vehicles and trailers must not be stored in the community for more than 48 hours unless non-visible storage is created on site with written approval from the Guideline Coordinators. The parking of all other vehicles will be governed by the City of Lethbridge Bylaws.

**2.13. Paving**

Acceptable paving materials of concrete pavers, exposed aggregated, broomed and stamped concrete finishes are encouraged. Asphalt paving is not permitted.

### **3. Design Guideline Compliance**

These Guidelines form part of the land purchase agreement and covenants which apply to all new home construction as well as to any alterations, renovations or additions in subsequent years.

The term “Builder” refers to the purchaser from Melcor Developments Ltd., pursuant to the Sale & Purchase Agreement for the lot in Canyon Crest, his heirs, administrators, executors, successors and assigns.

The term, “Developer” and/or “Vendor”, refers to Melcor Developments Ltd., or its successors

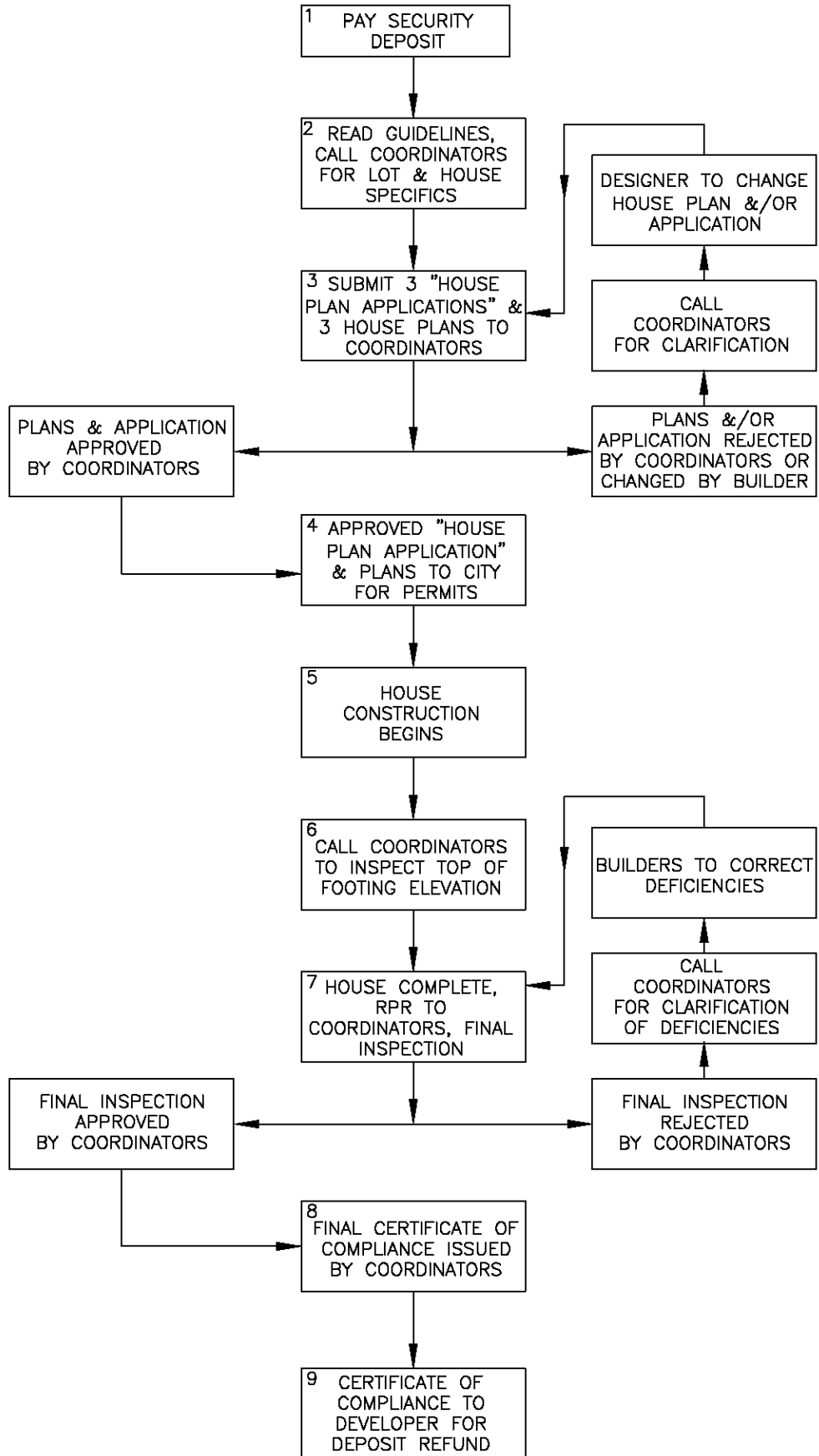
“The Guidelines Coordinators”, or “Coordinators”, refers to the firm of Karen Patching Design & Drafting as retained by the Developer.

#### **3.1. Steps for Design Guideline Approval - In addition, please see flowchart below**

- Step 1** - A Security Deposit of \$1000.00 per Lot or, or \$5,000.00 per Phase, per Builder, is required prior to “House Plan Application”, payable to the Developer for each phase or lot.
  
- Step 2** - Each home plan and site is unique. Designers & Builders to read the Design Guidelines and contact the Guideline Coordinators prior to commencing the home plan design to enable them to provide any assistance and clarification and to avoid delays or significant changes to the plan.
  
- Step 3** - Complete and submit three copies of the “House Plan Application” form along with three complete copies of the proposed home plan with floor plans, elevations, and sections and a site plan including all building grades, lot grades and setback information prior to construction of the home and to obtaining any building permits. A grade stamp will be supplied by the Guideline Coordinators once all grades have been approved. Applications and plans completed with all necessary information provided by Builder will be processed within 72 hours of receipt by the Guideline Coordinators. Incomplete applications will be returned to the applicant and must be resubmitted when complete. One set of plans will be retained by the Guideline Coordinators, two will be returned to the Builder. Minor changes from any previously approved submission must also be submitted in writing to the Guideline Coordinators in triplicate.
  
- Step 4** - The Builder is to pick up, from the Guideline Coordinators, 2 copies of the approved plans and application and is to submit one copy of the approved “House Plan Application” along with one copy of the approved home plan drawings to the City of Lethbridge for building permits.
  
- Step 5** - Not less than 48 hours prior to commencement of construction, the builder, at his option, may provide the developer with a pre-construction inspection report. If no inspection report is received by the developer, the builder assumes responsibility for the condition of the surface improvements (i.e. Sidewalk, curb, water valves, etc).

- Step 6 - (Optional)** The Builder will notify the Guideline Coordinators upon completion of footing so that the Coordinators can arrange for an on site inspection to verify the top of footing elevation within 24 hours or 1 work day.. Should the footing elevation be unacceptable to Guideline Coordinators and Developer, the Builder will cease building until an appropriate solution has been agreed upon by the Builder, Developer and the Coordinators.
- Step 7 -** The Builder will notify the Guideline Coordinators of the final completion of the house. The Builder will supply a surveyor's Real Property Report, (RPR), at this time to verify the homes as-built setbacks to the property lines. The Guideline Coordinators will then do a final inspection of the home and lot and report any deficiencies to the Builder within 7 days.
- Step 8 -** The Final Certificate of Compliance with Design Guidelines will be issued when the finished home, grades, R.P.R., and deficiencies to the house and repairs to any damaged utilities, curbs and sidewalks have been corrected, inspected and approved by the Guideline Coordinators.
- Step 9 -** The Builder will present the Developer with the approved Final Certificate of Compliance for the refund entitled. The Security Deposit will be refunded to the Builder once all guidelines have been successfully met.

## STEPS FOR GUIDELINE APPROVAL



#### **4. Contact Us**

##### **The Developer**

Melcor Developments Ltd.

Neil Johnson, Senior Regional Manager, Lethbridge Office

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##### **Design Guideline Coordinators**

Karen Patching Design & Drafting

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Website: [www.theideagroup.biz](http://www.theideagroup.biz) (Click on the Melcor link)

The most recent version of the following information can be found on The Idea Group website. Go to [www.theideagroup.biz](http://www.theideagroup.biz) and click on the Melcor link for:

- The Canyon Crest Design Guidelines
- Information and examples of the Craftsman Style
- Lot information
- The Design Review Form
- The Final Inspection/ Damage Deposit Report form
- Photos or drawings of Canyon Crest homes at each phase
- Announcements

Some content listed above available only to Builders and their elected representatives.



# Appendix A

## PHASE 2

### **1. Minimum House Size and Garage Specifications - Phase 2**

The minimum houses size accepted are listed below. Homes designed in proportion to their lot will best suit the community aesthetics with consideration to adjoining and nearby homes. Home plans will be reviewed for size and massing. The minimum specifications may be adjusted at the discretion of the Design Coordinators. All areas listed below are foot prints only and include exterior walls. Garage areas are excluded from minimum house sizes listed.

#### **Park, Open Space & Coulee Lots # 24 to 39, Block 1,**

#### **Lots # 4 to 9, Block 2,**

#### **Lots # 1 to 4, Block 5**

Bungalow	1400 Sq. Ft. Total
Split Level	1800 Sq. Ft. combined with a minimum 1200 Sq. Ft. footprint
Two Storey	2000 Sq. Ft. combined with min. 1200 Sq. Ft. on Main Floor

#### **All Other Lots # 14 to 23, Block 1**

#### **Lots # 1 to 13, Block 3**

Bungalow	1050 Sq. Ft. Total
Split Level	1400 Sq. Ft. 2 floors Combined with a minimum 1000 Sq. Ft. footprint
Two Storey	1800 Sq. Ft. 2 floors Combined with min. 1000 Sq. Ft. on Main Floor

#### **Garages**

All garages are to be minimum two car attached or detached. Side driveways are encourages where possible. See Appendix B for Exterior Details & Features.

# Appendix B

## **1. Exterior Details and Features**

All elements chosen to detail each home must be consistent with the Craftsman/ Arts & Crafts architectural styles.

\* = details & features that **MUST** be included on all homes. All homes must also include three other different elements from the details and features listed that are not noted with an asterisk

### **1.1. Entrances - Details & Features**

- \* Entrances are to be clearly visible from the street.
- \* House numbers must be clearly visible from the street
- Arched overhangs with a low radius
- Porches, large & wide with railings & detailed posts
- Dormers over entries are possible
- Posts may have rock or shingle bases with single or double wood columns over



### **1.2. Exterior Walls – Details & Features**

- \* Vary textures, materials & colours.
- \* The entire home cannot be only one main material
- \* Wrap finishes discontinued on another side, a min of 24” around corners
- Battens around windows and doors of contrasting textures and or colours
- Shutters at windows if appropriate to design
- Walls at Gable ends with battens or gable ornamentation true to style
- Gable ends with louvered attic vents
- Decks at main floors



### **1.3. Roofs – Details & Features**

- \* Maximum roof pitch 12/12, Minimum roof pitch 4/12
- \* Minimum overhang 8”, Minimum overhang 16”
- Breaks in higher roof pitches with lower pitch at overhang
- Gable end or shed Dormers are encouraged
- 2<sup>nd</sup> Floor decks inset into higher pitched roofs
- Chimney caps to be boxed out and flared at base and/or trimmed with battens or bump outs
- Stained or painted Knee brace or porch brackets under eaves
- Gable end false truss type details
- Gable end arched overhang & fascia



#### 1.4. Windows – Details & Features

- \* Window proportions & arrangements consistent with Craftsman window styles.
- Three panel sets of windows with muntin bars in upper panes
- Small square windows
- Low radius arched windows
- Bumped out Bay windows with panel details (no bow windows)



#### 1.5. Garages – Details & Features

- \* Garage located on correct side of lot.
- \* Attached or detached two car garages minimum
- \* Side drive garages preferred where possible & on larger & corner lots
- \* Front drive garages where side drive not possible
- \* Min. 1' wall on each side of 16' large garage door or each side of each single overhead door
- \* Offset pairs of single doors back a min. of 24"
- \* Linear or arched trim or bump outs over & around overhead doors



## 2. Exterior Finishes

Quality finishes chosen should best reflect the design style of the home and be applied tastefully to all exposed exterior surfaces. The Guideline Coordinators have the authority to alter or assign exterior finishes and colours in consultation with the Builder to provide variety on each street.

(\* = finishes that MUST be included on all homes)

#### 2.1. Exterior Wall & Trim Finishes

- \* The entire home cannot be of only one main material or finish nor of only one texture
- \* Min. 4½" to max 10" profile wood, hardboard or vinyl; flat or embossed horizontal siding
- \* No vertical or diagonal siding except where used as trims or battens
- \* Stucco to be standard or acrylic, smooth troweled or lightly textured
- \* Cultured stone or natural rock – minimum of 70 Sq. Ft. required on front elevations to be complimentary to colours here listed.
- \* No brick, except for chimneys
- Stained or painted shakes and shingles or vinyl shake style siding on walls, gable end and/or on posts.
- \* Min 4" trim, with contrasting or complimentary colours, in wood batten boards, stucco bump outs, Smartboard, or non-glossy metal trims in accepted colours & materials
- \* Listed paint, stain and pre-finished finishes apply to accepted materials

#### 2.2. Roof Finishes

- \* Minimum Fascia 6"
- \* All gutters & down spouts to match either the fascia or the trim colour
- \* Dark tone asphalt architectural & higher quality shingles
- \* Flat tiles with the look and colour of slate
- \* No shakes or wood shingles to roofs

### 3. Colours

Soft colours of the Prairies, rivers and coulees are available. Colour samples of complimentary & coordinated combinations are available from the Guideline Coordinators who will assist in varying the colours on houses in close proximity to one another. Colour selections must be different between neighbouring houses. A combination of a minimum of three colours per home for major exterior features are to be selected and applied to the main exterior walls, the trims, doors, fascia & soffits and any other major feature of the homes exterior. The colour choices apply to all exterior home finishes & materials, to the roof, garage, doors and fencing. White, pink, blue, forest or mint green and most light coloured finishes are excluded. The acceptable colours are listed below.

#### 3.1. Roof Shingle Colours

##### IKO – Western Canada Colour Availability

Sample Name	Accepted Colours
Renaissance XL	All colours accepted
Cathedral XL	All colours accepted
Regency	All colours accepted
Skyline 25	All colours accepted
Cambridge 50 & 30	<ul style="list-style-type: none"> <li>- Dual Black</li> <li>- Weatherwood</li> <li>- Harvard Slate</li> <li>- NW Driftwood</li> <li>- Aged Redwood</li> </ul>
Chateau	<ul style="list-style-type: none"> <li>- Dual Black</li> <li>- Dual Brown</li> <li>- Driftwood</li> <li>- Weatherwood</li> </ul>

##### BP Roofing – Life Style

Sample Name	Accepted Colours
Eclipse & Harmony Z	<ul style="list-style-type: none"> <li>- Autum Brown</li> <li>- Weathered Rock</li> <li>- Shadow Black</li> <li>- Twilight Grey</li> </ul>
Mosaic	<ul style="list-style-type: none"> <li>- Grey Marble</li> <li>- Onyx</li> <li>- Agate</li> <li>- Brownstone</li> </ul>
Mirage	<ul style="list-style-type: none"> <li>- Sandlewood</li> <li>- Sagebrush</li> <li>- Sahara</li> </ul>

#### 3.2. Soffit & Fascia Colours - (No gloss or semi-gloss finishes permitted)

Company Name	Accepted Colours
Royal Alumipro - Boncor	<ul style="list-style-type: none"> <li>- Royal Clay</li> <li>- Royal Sand</li> <li>- Uni. Brown</li> <li>- Burgundy</li> <li>- Beige</li> <li>- Black</li> <li>- Copper</li> </ul>
Gentek	<ul style="list-style-type: none"> <li>- Sandalwood</li> <li>- Canyon Clay</li> <li>- Wicker</li> <li>- Slate</li> <li>- Black</li> <li>- Nutmeg</li> <li>- Burgundy</li> <li>- Tan</li> </ul>
Kaycan	<ul style="list-style-type: none"> <li>- Chocolate Brown</li> <li>- Black</li> <li>- Matchcoat Beige</li> <li>- Red Colonial</li> <li>- Prestige Beige</li> <li>- Commercial Brown</li> <li>- Matchcoat Sandalwood</li> <li>- Ivory</li> <li>- Sandalwood</li> </ul>

### 3.3. Stucco Colours

#### Standard Stucco

Company Name	Accepted Colours
Imasco	<ul style="list-style-type: none"> <li>- Dark Harvest Gold # 46</li> <li>- Dark Suede #830</li> <li>- Dark Colonial Marble #139</li> <li>- Dark Desert Plum #649</li> <li>- Dark Slate # 820</li> <li>- Dark Canyon Brush #136</li> <li>- Dark Dune #575</li> <li>- Dark Sunlit Almond #137</li> </ul>

#### Acrylic Stucco

Company Name	Accepted Colours
Dryvit	<ul style="list-style-type: none"> <li>- Callahan # 451</li> <li>- Winter Brown #347</li> <li>- Coffee Bean # 336</li> <li>- Irish Coffee # 365A</li> <li>- Spiced Tea # 366A</li> <li>- Toasted Almond # 372</li> <li>- Rich Brown #373A</li> <li>- Brown Derby # 402A</li> </ul>

### 3.4. Vinyl Siding Colours

Company Name	Accepted Colours
Journeymen - Premier	<ul style="list-style-type: none"> <li>- Clay</li> <li>- Wicker</li> </ul>
Waterford	<ul style="list-style-type: none"> <li>- Sand</li> <li>- Khaki</li> <li>- Clay</li> </ul>
Timberlake/Kaycan	<ul style="list-style-type: none"> <li>- Bisque</li> <li>- Wicker</li> </ul>
Gentek	<ul style="list-style-type: none"> <li>- Pebble</li> <li>- Khaki</li> </ul>
Cedar Series	<ul style="list-style-type: none"> <li>- Highland Cedar</li> <li>- Meadow Green</li> <li>- Rustic Red (accent only)</li> </ul>
Residential	<ul style="list-style-type: none"> <li>- Sand</li> <li>- Wicker</li> <li>- Clay</li> </ul>
Norman Rockwell	<ul style="list-style-type: none"> <li>- Canvas</li> <li>- Dusk</li> <li>- Spice</li> <li>- Mahogany</li> <li>- Suede</li> <li>- Barn Red (accent only)</li> </ul>
Nailite – Hand-Split Shake	<ul style="list-style-type: none"> <li>- Traditional Cedar</li> <li>- Potter’s Clay</li> <li>- Natural Cedar</li> </ul>
Nailite – Rough Sawn Cedar	<ul style="list-style-type: none"> <li>- Khaki</li> </ul>
Nailite – Perfection-Plus Cedar	<ul style="list-style-type: none"> <li>- Adobe Clay</li> </ul>

### 3.5. Vinyl Siding Accent Colours – (Scalloped & shake type trims ends)

Company Name	Accepted Colours
Royal Designer Accents	<ul style="list-style-type: none"> <li>- Rustic red</li> <li>- Clay</li> <li>- Wicker</li> <li>- Sand</li> </ul>

### 3.6. Hardboard Siding

Company Name	Accepted Colours
Canexel – Ced’R-Vue	<ul style="list-style-type: none"><li>- Pine Green</li><li>- Acadia</li><li>- Country Red (accent colour)</li><li>- Black</li><li>- Sierra</li><li>- Yellowstone</li><li>- Cedar</li><li>- Mist Grey</li><li>- Sand</li><li>- Almond</li></ul>

### 3.7. Stone – (Natural or Cultured Stone)

Company Name	Accepted Colours
Coronado	All colours accepted
Eldorado Stone Profiles	All colours accepted
Boulder Creek Stone Products	All colours accepted

### 3.8. Shutter Colours

Company Name	Accepted Colours
All-Size Shutters	<ul style="list-style-type: none"><li>- Black</li><li>- Brick Red</li><li>- Brandy Wine</li><li>1. Sandalwood</li><li>2. Cimmaron</li><li>3. Sienna Brown</li></ul>

### 3.9. Decks, Railings and Post Colours

Company Name	Accepted Colours
Western Profiles – PVC	<ul style="list-style-type: none"><li>- Tan</li></ul>
Acadia – Aluminum	<ul style="list-style-type: none"><li>- Black</li><li>- Sandalwood</li><li>- Chocolate Brown</li><li>- Or special order colours that match exterior colour list</li></ul>

### 3.10. Garage and Exterior Passage Doors

- Paints, stains or pre-finished in pre-approved colours on this list

### 3.11. Exterior Stains and Paints

Company Name	Accepted Colours	
Glidden Solid Colour Stains (Or approved colour matched equal)	<ul style="list-style-type: none"> <li>- Shaker Village</li> <li>- Burnt Tile</li> <li>- Green Pinion</li> <li>- Stratford Brown</li> <li>- Walnut</li> <li>- Gingerbread House</li> <li>- Row House</li> <li>- Rustique</li> <li>- Forest Black</li> </ul>	<ul style="list-style-type: none"> <li>- Grieger</li> <li>- Ochre Tan</li> <li>- Monterey Cliffs</li> <li>- Smoked Pearl</li> <li>- Burlap Gold</li> <li>- Old Navajo</li> <li>- Historic Tan</li> <li>- Wild Cranberry</li> </ul>
Glidden Semi-Transparent Stains (Or approved colour matched equal)	<ul style="list-style-type: none"> <li>- Eucalyptus Tree</li> <li>- Burlap Gold</li> <li>- Monterey Cliffs</li> <li>- Covered Bridge</li> <li>- Shaker Village</li> <li>- Chatham Green</li> </ul>	<ul style="list-style-type: none"> <li>- Chestnut</li> <li>- Hawthorne Green</li> <li>- Plateau Grey</li> <li>- Cedar Brown</li> <li>- Cedar Tone</li> <li>- Walnut</li> </ul>
Benjamin Moore	<ul style="list-style-type: none"> <li>- New Fawn</li> <li>- Rustic Taupe</li> <li>- Taupe</li> <li>- Butternut</li> <li>- Chocolate</li> <li>- New Pilgrim Red</li> </ul>	<ul style="list-style-type: none"> <li>- Ranger Brown</li> <li>- La Mesa Red</li> <li>- Barn Red</li> <li>- Redwood</li> <li>- Cedar</li> </ul>

#### 4. Paints

Paints, by any manufacturer, must match the Stain, Stucco or Siding colours listed above.

Preserved and Pressure Treated wood must not be left unfinished. It is to be stained within 12 months of completion. Deck, Balcony and Veranda decking, railings and posts to be stained if made of wood or may be of pre-finished PVC or Aluminum in the accepted Stain colours.