

RESIDENTIAL DESIGN GUIDELINES
APRIL 2023

RIPPLE ROCK ESTATES
OCEANSIDE LUXURY LIVING

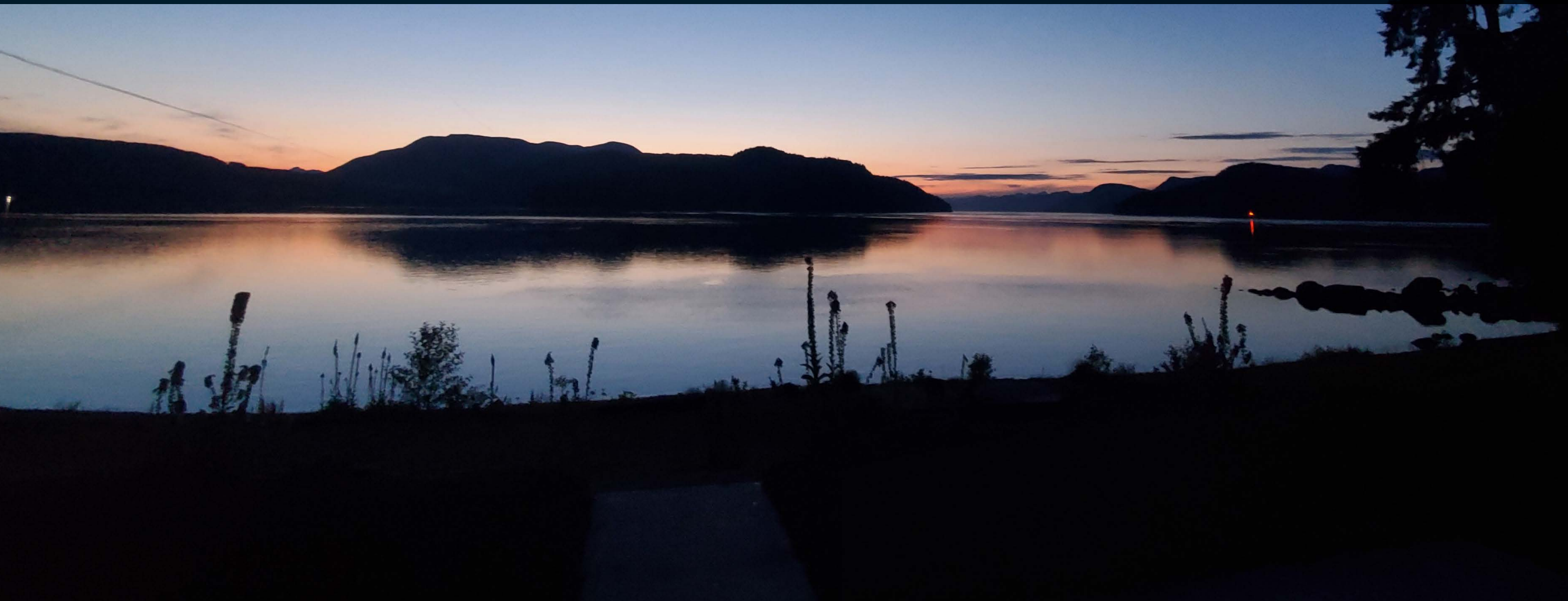




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INTRODUCTION & VISION



1.0

INTRODUCTION & VISION

1.1 Project Introduction

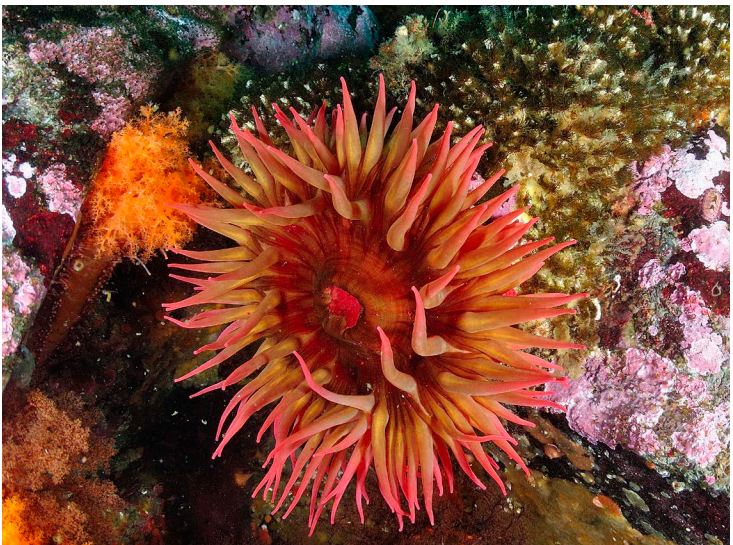
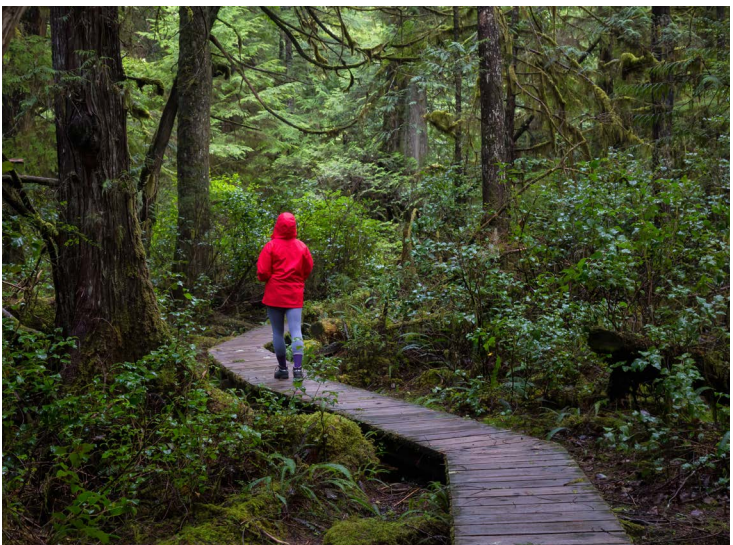
These Residential Design Guidelines are written for homesite Owners and participating architects, designers and builders of the residences located within the Ripple Rock Estates residential development (“Ripple Rock Estates”). The objective of the Residential Design Guidelines document is to provide a design framework for all residences within the development area. Many different Owners, architects and designers will be involved in the design process; however, the resultant development should be a cohesive community of consistently high quality homes.

The text and illustrations which form the body of this document are intended to be easily read by all those participating in the design and construction process. **The Residential Design Guidelines are generally not prescriptive – they are intended to encourage design creativity and diversity within a range of styles without imposing needless rigidity or conformity. The Guidelines provide all Owners a consistent standard of beauty, character and quality for the benefit of the entire community.** The Residential Design Guidelines clearly present the expectations for every home in Ripple Rock Estates and define the requirements each homesite Owner must meet to successfully build a custom home within this community.

All design and construction within Ripple Rock Estates must adhere to all national, provincial and municipal rules, regulations

and bylaws, including all applicable building codes. The Applicant is required to obtain all required permits for all construction activity within their homesite.

If any governing national, provincial or municipal regulations, laws, and/or bylaws conflict with any statement or requirement contained in the Residential Design Guidelines, then the most restrictive of the conflicting provisions will govern.



1.2 Design Vision

Ripple Rock Estates is a contemporary waterfront community overlooking Seymour Narrows. This unique community comprises generous residential lots, tailored for individual “estate-like” building forms. Each residence is set into landscaping which enhances its local environment and contributes to the wider community.

Strong, sweeping roofscapes will create distinctive building forms which offer variety and character to the community. Building forms and placement will respond to views of the surrounding environment, including Seymour Narrows and to local-scale landscape design elements.

The siting of each home should be informal. Groups or clusters of built-form elements can wrap or enclose outdoor spaces such as courtyards and patios. Breezeways, verandas, porches and loggia elements will encourage outdoor living. Outdoor fireplaces, barbecues and fire pits can add to the ambience.

Architectural styles will be contemporary, with the application of high-quality contemporary and contextual material finishes. Where a modern interpretation of a traditional residential building form (such as modern farmhouse or modern Georgian) is proposed, the application of high quality contemporary materials, finishes and construction methods is essential to align the home with the overall contemporary appearance of the community.

The overall impression should be one of a casual, contemporary, and elegant estate lifestyle. Building and landscape materials should be of high quality, contextual, and authentic. The use of natural earth tones and a neutral colour palette is encouraged.

The Residential Design Guidelines intend to align the form and function of each Ripple Rock Estates home with the environmental values of our ocean-side community.



Design at Ripple Rock Estates

Ripple Rock Estates permits contemporary design styles conforming to these Residential Design Guidelines. The Design Guidelines permit contemporary residential styles in addition to modern interpretation of traditional residential styles (such as modern farmhouse and modern Georgian) executed with contemporary materials and finishes. The styles described within these Design Guidelines are intended as guidance only.

Innovative interpretation and application of these Guidelines is strongly encouraged. These Guidelines are intended to allow Owners to achieve individualized home design tailored to your dreams within a cohesive whole and an emergent 'Ripple Rock' look.

Diversity, originality and individual expression are encouraged. Accordingly, suitable variances from the Ripple Rock Estates contemporary style may be approved from time to time at the discretion of the Design Review Group where such variances are justified by the merits of the proposed design. In all cases, each home must enhance the overall design unity of Ripple Rock Estates, contributing to the overarching vision of these Guidelines and must meet the standards of quality and aesthetics set out in these Guidelines.

Distinctive building floor plans and building elevations are necessary, and design consideration for nearby homesites will be taken into account at the design approval stages. Consideration for the interest of adjacent neighbours, including preservation of important cross-site views, will be an important design factor.



What is the Design Vision for Ripple Rock Estates?

- + Building forms and materials are contemporary in architectural style or utilize a modern interpretation of a residential building style (such as modern farmhouse or modern Georgian) with application of contemporary materials, finishes and construction methods.
- + Building massing is scaled appropriately to the site, site grades and end users.
- + Soaring rooflines frame views into and out of the residence and create a strong building profile.
- + Materials are natural, authentic, and contextual in appearance.
- + Architectural decoration and ‘borrowed’ ornamentation are minimal: simplicity is encouraged from fixtures to finishes to ensure the building form speaks for itself.

A Ripple Rock Estates Residential Design includes:

- + A strong building silhouette.
- + A prominent roofline.
- + Contextual materials in both landscape and built forms.
- + Neutral material palette.
- + Minimal ‘decoration’.
- + Asymmetric elevations.
- + Emphasis on building openings, such as large, oversized doors and large windows.
- + Front door visible from the street.
- + Garage doors are consistent with primary building material palette and are sized appropriately to overall building massing.
- + External building finishes are stucco, stone, timber, cementitious siding, exposed natural wood or metal composite panels - with no more than 2-3 material finish selections per home.



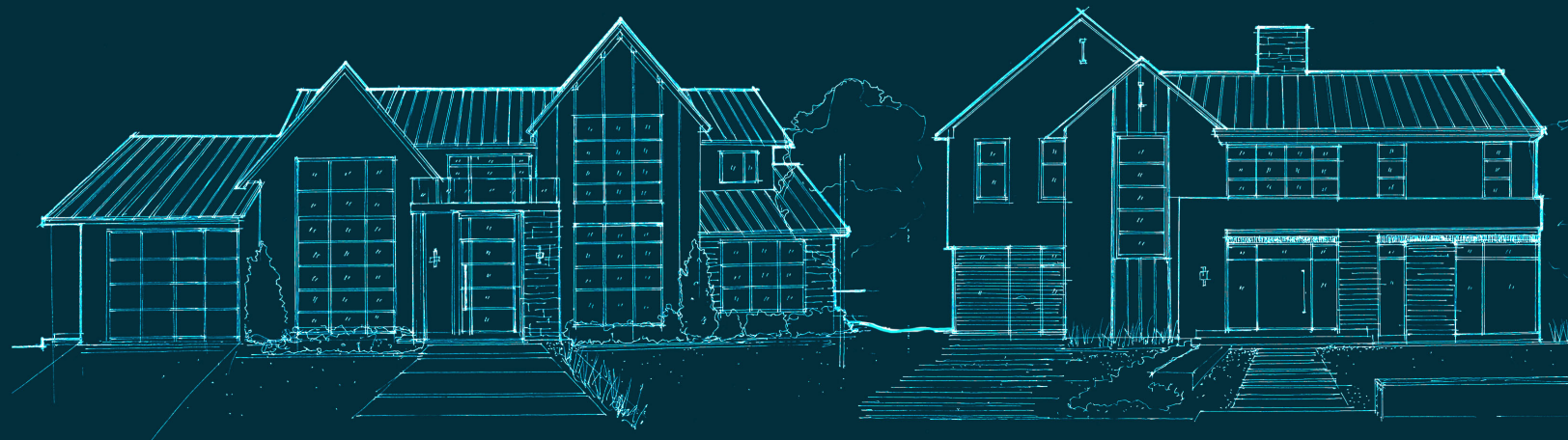
What makes a Ripple Rock Estates Residence?

Split roof forms are common, as are distinctive building silhouettes and asymmetric building elevations.

Large and oversized building openings (windows and doors) are typical and are often used to emphasise on-site views or add interest to the building elevation. Multi-paned windows, doors and garage doors are typical, and add geometry and interest to the building elevation. Building facias and window/door frames are kept simple with no ornamentation, and a neutral colour palette (sometimes contrasting with the primary building material).

External wall materials are often stucco, stone, timber, cementitious siding or metallic (ACM) panel, sometimes with wood or metallic accents and hardware. In most cases, wood is treated and finished in a natural or neutral colour palette. Application of metal (as hardware and panelling) is typically a neutral tone, and designed with a logical set-out pattern which complements the overall massing of the home. Roofing is often rubber, EPDM rubber, asphalt shingle, or “green” (living roofs). Colours are natural, neutral and subdued, dominated by natural stone, stucco and wood.

Contemporary Design Features at Ripple Rock Estates



- + A classic or modern building form with contemporary materials
- + Split roofs
- + Combination roof pitches
- + High-quality tactile finishes
- + Front door visible from the street
- + Asymmetrical front elevation
- + Oversize front entry + porch design
- + High-quality, integrated landscape + building design
- + Porches + decks integrated with building design
- + Integrated exterior lighting



- + A strong building silhouette
- + Context-driven building massing + grading
- + Soaring, multiple rooflines
- + Natural, authentic materials
- + Simple or few decorative details
- + A prominent roofline
- + Neutral colour palette
- + Minimal architectural decoration
- + Asymmetric building elevations
- + No hipped roofs
- + Deep roof overhangs
- + Oversized doors + windows
- + Garage opening aligns with main home geometry
- + Stucco, stone, timber, cementitious siding, metal composite panels

1.3 Design Guidelines – Overview & Purpose

Residential Design Guidelines are established to meet two primary objectives: to implement the design vision for the community, and to protect property values for all residents and for the development as a whole.

The Residential Design Guidelines document will provide a design framework for all residences within Ripple Rock Estates. Many different architects and designers will be involved in the design process; however, each residence will contribute positively to a cohesive community of consistent high-quality architecture. The Residential Design Guidelines establish baseline standards for style and construction quality, communicate the elements of an overall cohesive design, and provide instructions for the design and construction processes.

Responsibilities for Owners

Each Owner is responsible for complying with and meeting the specific criteria set out in this Document, as well as conforming to the spirit and intent of the Residential Design Guidelines as part of the sales agreement. This responsibility will be established contractually as a term of the homesite as part of the sales agreement. Each Owner is responsible for conformance to these Guidelines both with respect to site/building design elements, and to the planning and construction procedures. Regardless of the requirements of these Guidelines, it remains the responsibility of the Owner to ensure that the construction of any building or structure on the site conforms with all Federal, Provincial, Municipal laws, regulations, by-laws and other enactments and any encumbrances affecting the title to the property including utility rights of way, easements and restrictive covenants. Compliance with these requirements, current at the time of approval and construction, as well as any other legislation that may have jurisdiction, is entirely the responsibility of the Owner.

The Developer reserves the right to approve all home builders, prior to home construction, to better ensure each home builder has the skills, experience and means to meet the standards of the Residential Design Guidelines. The Owner must provide details for the proposed home builder within their Design Review Submission form.

Relaxations To These Guidelines

All aspects of the following Residential Design Guidelines may be varied by the Design Review Group upon written request from a Lot Owner. Variances will be considered for proposals which represent superior design while enhancing the overall theme and character of Ripple Rock Estates.

Owners considering home designs which are not consistent with the Residential Design Guidelines are recommended to consult with the Design Review Group early in the design of their home.

Note that each request for a variance is considered on its own merit. Any pre-existing Guideline variances at Ripple Rock Estates shall not be considered as precedence for future development. The ability to provide a Guideline variance does not obligate the Design Review Group to do so.





GENERAL PRINCIPALS



2.0

GENERAL PRINCIPLES

2.1 Building Form & Size

The primary massing of the home must be parallel to the fronting street. Full two-storey box-on-box design will not be permitted. Building massing should be broken up through the use of rooflines, balconies and decks.

Two to three storey homes are encouraged across all lots, subject to all municipal bylaws and regulations.

Consideration for adjacent lots and building form is encouraged, and building forms should not unduly block views from the site to Seymour Narrows. Obstruction of views from the community to Seymour Narrows will be reviewed on a case-by-case basis. Garages and accessory buildings, whether attached or detached from the main home, should be considered part of the overall building form, consistent in appearance and scale with the primary residence form.

Special attention must be given to the exterior side elevations of homes located on corner homesites. All building elevations facing the street must be treated as active building elevations, with large window openings, consistent high-quality material finishes, and architectural form and scale to remain consistent with the front elevation of the home.

Long blank walls will not be permitted on any building elevations. All elevations should be designed with box-outs, offsets and/or soaring rooflines. All elevations should incorporate windows and adequate trim details. Long blank walls, as may be found on double or larger garages, must be detailed with windows and architectural trim to reduce the impression of length and height, and by stepping the structure.

Permitted primary building materials include:

- Smooth-finish stucco
- Stone
- Timber or natural wood
- Metallic panel (ACM or similar)
- Cementitious siding (such as Hardie-Plank siding)

The primary building materials should be paired with wood or metallic accents and hardware. In most cases, wood is treated and finished with a natural colour palette. Application of metal (as hardware and panelling) should always maintain a neutral tone, and be designed with a logical set-out pattern which complements the overall home massing. Colours should be natural, neutral and subdued, dominated by natural stone, stucco and wood.

Log homes are not permitted at Ripple Rock Estates.



2.2 Building Height

The maximum building height is determined by City of Campbell River Land Use Bylaw and associated regulations.

Continuous elevations of wall which include the walk-out portions of basements will not be allowed. If a walkout basement is proposed, consideration for building offsets and undercrofts should be applied to the building design.

Elevations over 6.7 metres (22ft) should be designed with consideration for building offsets, box-outs, undercrofts and soaring rooflines to break up the massing of the home.

2.3 Primary Entry

All primary entries should be located on the front face, oriented to face the street. The intent for a primary entry is to be clearly visible when viewed by a pedestrian, from the front street. The primary entry should be oversized to clearly indicate the home's entry space. The front entry should also be defined by a roofed and well-considered porch, recessed alcove, veranda or sloped roof with consideration for climate, so that it is distinctive and easily seen by day or night when viewed from the fronting roadway.

The entry should provide appropriate shelter from inclement weather and be well-lit. This element should not contain ornamental architectural features or elements borrowed from traditional architectural styles (such as Greek-style columns). The primary entry foyer level should not be located more than 1.2 metres (4 feet) above the average finished grade within 3 metres (10 feet) of the entry door. If a home is proposed with a foyer higher than 1.2 metres (4 feet) above the front grade, the builder will be required to break up the steps at the front entry so that some steps will be located in the walkway. A maximum of six risers (or ramp) at the front entry is encouraged.



2.4 Garages

Garages may be designed as side-drive, front-drive or a combination of both. An effort should be made by the designer to reduce the visual impact of the garage by paying close attention to the architectural design of the street-facing elevation and the design of the garage doors. This can be accomplished for front-drive designs by bringing the front entryway of the home as far forward as possible, adding a second-storey element over the garage doors or considering building massing: inset or undercroft garage facades may add interest to the overall building massing. Material treatment of garage doors should be high-quality and consistent with the material and colour palette of the main home material palette. Garage doors with glazed panels, frame and trim are encouraged. Windows within the side garage elevation are also encouraged.

For some homesites, a side-drive garage will be challenging to achieve and will compromise the size and design of the home's backyard. On such homesites, front-drive garages should be designed for consistency with overall home massing, and glazed garage doors should be considered to give the appearance of the garage as a habitable space. Front-drive garages should project no further than 4 metres (13 feet) past the front veranda or front wall of the home. When this is not possible, extra treatment will be required on the sides of the garage walls. Double-wide garage doors will be permitted.



2.5 Roof Form

The roof is one of the most dominant elements of a Ripple Rock Estates residential design.

- + Soaring roofs with large overhangs are encouraged and will be reviewed against the overall profile/silhouette of the building massing.
- + Long rooflines are encouraged to effectively cap the building when viewed from below. Long rooflines provide the additional design value of framing views across the site, when viewed from a building interior.
- + Dormer windows and minor design elements/ornamentation such as faux chimneys, clock towers, statues, or weathervanes are not permitted.
- + Skylights are permitted within roofs. Roofs may be stepped to allow for multiple rooflines on a building.
- + Roofs can be sloped or flat. Hipped roofs, mansard roofs, or roofs mimicking traditional architectural styles are discouraged.
- + Large overhangs are encouraged for their visual qualities, as well as to provide additional protection to the walls and windows from the elements. Overhangs should suit the overall

building massing, provided the minimum eave overhang is not less than 0.30 metres (12 inches).

Roofing materials can include rubber, EPDM, asphalt shingle, or “green” (living roofs). Other roofs may be considered at Design Review Group’s discretion, reviewed against visibility from the street and adjacent lots.

Modified roof pitches may be considered based on the merits of the overall design of the home. Careful attention to the underside of sloped soffits offers opportunities for contrasting colours and materials, as well as integrated and subtle lighting.

2.6 Driveways

Each homesite should have only one driveway; however, a second driveway may be approved at the discretion of the Design Review Group if it is warranted due to a multi-garage configuration.

Orthogonal and curved driveways are permitted.

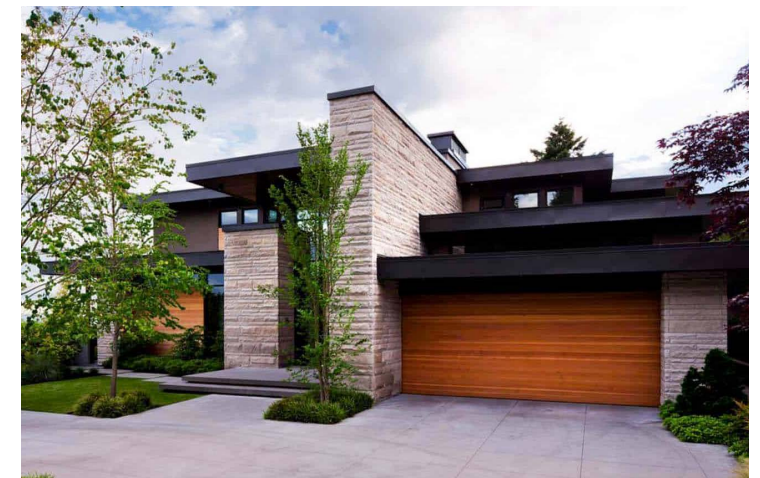
Gated driveways may be permitted, provided the material finishes and style align with the main residence.

Single (non-shared) driveways must be offset a minimum of 1 metre (3.3 feet) from the side property line to ensure drainage patterns are adequately maintained. Shared driveways are not permitted.



2.7 Vertical Architectural Elements

Vertical architectural massing elements (both structural and non-structural) can provide character and balance to the composition of a residence. In this case, vertical architectural elements should be clad with high-quality material finishes, consistent with the material palette of the home. Consideration should be given to the horizontal distance which the architectural element protrudes, so the architectural element does not unduly divide the residence. Vertical architectural element should not protrude further than 1 metre (3.3 feet) horizontal distance from the main building elevation. Faux (decorative, non-functioning) chimneys are not permitted.



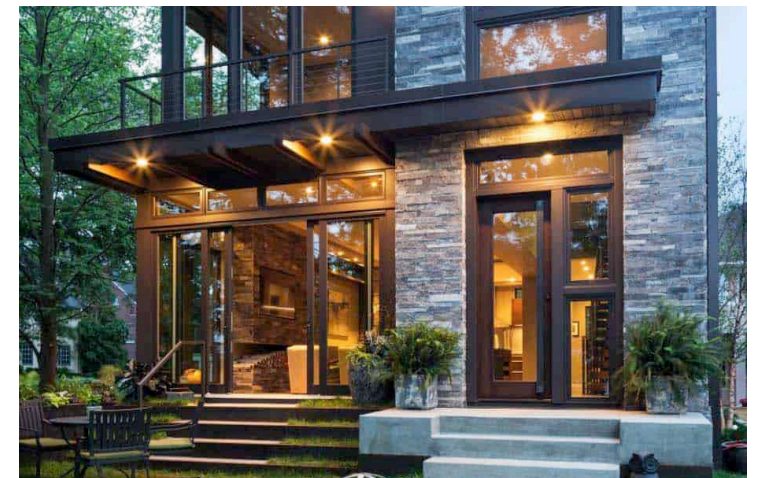
2.8 Window Placement

The placement and scale of windows is very important to the overall appearance of the residence and wider community. Window styles and shapes should be consistent on all building elevations.

The Design Review Group encourage windows to be oversized to make the most of on-site views and create active spaces within and exterior to the home. Natural daylighting is an advantage to homeowners and aligns with Ripple Rock's wider sustainability vision. Large picture windows are encouraged. Window designs must be consistent with the style of the home.

Logical window fenestration (including mullions at a minimum 4" spacing) will ensure windows appear consistent with the overall composition of the home. Muntins shall be true divided panes or fixed on interior and exterior surfaces. Panes shall be similar proportions, throughout the building and should be consistent with the style.

Window shutters are not permitted.





2.9 Exterior Decks, Balconies & Porches

Carefully integrated decks and balconies can enhance the overall composition of the home. Ripple Rock is a community which encourages indoor-outdoor living: appropriate deck, balcony and porch placement can provide ideal conditions for casual walk-out space from upper floors, or places for social interaction between neighbours. The location and design of these elements should be carefully considered as part of the overall composition. Supporting columns for decks and porches should be scaled appropriately to the overall building form. Columns must have a minimum dimension of 300 millimetres square (12 inches by 12 inches) and column cladding must be consistent with the overall design for the home. Designs for decks and porches must be shown on the drawings submitted to the Design Review Group and must be built during the time of main home construction.

Where screens are applied to decks, porches and balconies, materials must be consistent with the main home material palette: glass or wood screens are encouraged, provided their style is in-keeping with Ripple Rock contemporary design (e.g., simple, with no architectural ornamentation). Wood lattice screening will not be permitted. Wrought iron or aluminum screening is discouraged.



2.10 Exposed Elevations

Consistency in high-quality design and detailing across all building elevations is important. All elevations must have some detailing, regardless of exposure. Side and rear elevations on corner homesites are to be treated to the same extent as the front elevation.

Where material or colour treatment is applied to an elevation, the same treatment should turn the corner of a building elevation by at least 0.6m. Stucco finish should not be terminated or transitioned at a building corner.

2.11 External Lighting

A strong, integrated external lighting strategy should be considered when developing designs for homes with Ripple Rock Estates. Low-level outdoor lighting should be soft, subtle and glare-free. All lighting should cause low visual impact to both the street and neighbouring properties.

Integrated soffit lighting is encouraged. Soffit lighting should be used to illuminate entrances, balconies, patios, porches, and selected building elevations. Exterior light fixtures should be simple: highly ornate light features with ornamentation borrowed from traditional design styles are not permitted. Subtle garden and landscaping lighting is encouraged.





2.12 Indoor & Outdoor Areas

Features which transition indoor living space to outside living space should be considered. Courtyards, balconies, decks, planted pergolas, landscaped/paved yards, and stepped patios on sloping sites offer and enhance the experience of outdoor living. Protected, landscaped or paved courtyards are encouraged in order to provide private transitional outdoor “room” spaces.

Careful massing can provide wind protection for at-grade patios and courtyards.



2.13 Retaining Walls

All retaining walls should be designed to complement the style and character of the home as part of the overall architectural composition. Retaining walls must be constructed of natural stone, stamped decorative dillan blocks or concrete finished to a high-quality to complement the exterior of the home. Wood timber or exposed unclad low-quality finish concrete retaining walls will not be permitted.

Where possible, retaining walls must be limited to a height of 1.2 metres (4 feet). Terracing of walls will be required where more than 1.2 metres of retention is necessary. All retaining structures must be within the Applicant’s homesite, set back suitably to avoid impacts to adjacent properties. Any series of terraced retaining walls exceeding 1.2 metres in aggregate height must be approved by a professional engineer. Integral planters can be incorporated as a part of retaining walls. These may be designed to be planted with trees or decorative or trailing plants to soften their appearance.



BUILDING MATERIALS & DESIGN ELEMENTS



3.0

BUILDING MATERIALS &
DESIGN ELEMENTS

3.1 Primary Building Materials

When selecting the building materials for residences at Ripple Rock Estates, the intention should be to create a sense of permanence and compatibility with the overall development. The use of locally available natural and contextual materials is strongly recommended.

Vinyl siding is not permitted. Where stucco is applied, the resulting finish must be smooth. Horizontal control joints must be installed at the transition between floors to absorb shrinkage and movement of the building. These joints should be articulated by the use of reveals or trim boards. Vertical control joints should conform to the specification standards manual of the wall and ceiling industry.

Application of panelling (metallic, wood, cementitious siding or composite) must be designed with a logical set-out pattern which complements the overall massing of the home. Secondary wall materials and colours (accents) are strongly encouraged and may consist of horizontal and vertical siding, metallic panelling, smart panel, hardwood boards. The use of natural earth tones is essential, such as those described in Section 2.1. Bright colours will not be permitted. Wall colours and materials should match the style of the primary residence. Each Applicant must review adjacent house colours to avoid repetition, before submitting the application for DRG approval.

Log homes are not permitted at Ripple Rock Estates.

Primary Building Materials

Primary exterior wall materials in Ripple Rock Estates will consist of no more than 2-3 material finishes per home:

- + Natural stone or brick
- + Artificial stone (undetectable in appearance to natural stone consistent with local geology)
- + Metal panel (e.g., ACM panel)
- + Composite siding
- + Cementitious siding (such as HardiePlank siding)
- + Composite or wood board and batten
- + Acrylic stucco with a smooth finish.
- + Other primary wall materials may be considered at the sole discretion of the Design Review Group

3.2 Building Material Precedents



3.2 Building Material Precedents





3.3 Trim, Fascia & Soffits

Modern trim materials which are sized appropriately to their function, and selected according to the local climate are essential to ensure the overall appearance of the community. It is essential that maintenance of trim, fascia and soffits be kept to a high-standard, year-round.

- + Trim material can be wood, composite or other synthetic materials designed, constructed and finished to readily appear from a distance to be wood or masonry. Raised acrylic stucco battens with a smooth finish will be acceptable.
- + Trim used on a stone wall must sit at least 13 millimetres (0.5 inches) proud of the stone.
- + All corner boards are to be a minimum of 100 millimetres (4 inches) in width when using composite siding. Corner boards are suggested, but not required, when using stucco as a wall finish.
- + Fascia on open gables or fascia not covered by eaves is to be constructed using wood or a composite material. All other fascia may be aluminum. All fascia must be a minimum of 0.15 metres (6 inches) in height.
- + Soffits over high-use areas and open gables are encouraged to be constructed of wood, aluminium, or of indistinguishable appearance to these materials.
- + Soffits should complement the approved trim colour. Therefore, soffits could be contrasting or similar to trim colour.
- + All rain ware should be limited on exposed elevations. Downspouts must be located on side and rear elevations of homes if reasonably possible. The appearance of rain ware should be minimal, and where possible, should match the colour of the soffits and fascia used on the home.

3.4 Windows

- + Large windows should be designed to be compatible with the form and character of the home.
- + Large picture windows are encouraged. Window designs must be consistent with the overall style of the home.
- + Window styles and shapes should be consistent on all building elevations.
- + Logical window fenestration (including mullions) will ensure windows appear consistent with the overall composition of the home. Multi-paned windows are encouraged. Where mullions are used, they should be simulated or true divided lights. Decorative grilles or dividers sandwiched between glass panes are not acceptable.
- + Windows are to be vinyl, metal-clad or wood.
- + Skylights, if used, should match the roofing colour and have a flat profile. Skylights should be incorporated on the rear elevation of the home and should not be visible from the street.



3.5 Roofing



- + High quality roofing materials should be selected to avoid undue maintenance issues and ensure a high-quality appearance of the overall community.
- + Premium architectural asphalt shingles will be required as a minimum.
- + Metal roofing (including standing seam), EPDM, composite shingle products, concrete tile in the slate profile with a dark colour are permitted. Other materials such as aluminum interlocking shingles may be approved at the Design Review Group's discretion.
- + 'Green' living roofs are permitted, provided the application and maintenance of the roof is completed to a high-standard, and avoids an 'unmaintained' appearance when viewed from the street and adjacent properties. Tall grass and weeds are not permitted on green living roofs.
- + Other roofs may be considered at Design Review Group's discretion, reviewed against visibility from the street and adjacent lots.
- + Wood shakes and Mediterranean profile tiles will not be permitted.

3.6 Hardware & Tactile Components

- + All roof hardware (vents, stacks, flashing, rainwater leaders, etc.) must be finished to match the colour of the backing roof or wall surface.
- + Stacks must be enclosed and/or finished to complement the roof colour and exterior finish detail.
- + Solar panels may be approved for use in Ripple Rock Estates, provided they are tastefully integrated with the roof lines in regards to appearance from neighbouring properties, and when viewed from the street. Solar panels must be kept in a well-maintained state.

3.7 Entry Doors

- + Front entry doors, in single or double style, are to complement the West Coast Contemporary architectural style of the home.
- + Entry doors should be of wood, metal, combination wood/metal/glass or composite construction.
- + Entry doors are recommended to have glazing and/or sidelights and/or transom windows.
- + Full height sidelights with full width transom windows are strongly encouraged, and will provide daylight to internal entry foyers.
- + Patio doors, external sliding doors and external bi-fold doors are recommended to enhance connections between indoor and outdoor areas within the property.



3.8 Garage Doors

- + Material treatment of garage doors should be high-quality and consistent with the material and colour palette of the overall home.
- + Garage doors with glazed panels, frame and trim are encouraged.
- + Additional space above the garage door to the eave line that is greater than 0.6 metres (2 feet) is to be justified and should include articulation to the building form, alternative material treatment, or additional window placement. Windows within the side garage elevation are also encouraged.



3.9 Railings

- + Where railings are proposed, material choice should be based upon complementary finishes and colour palette to the primary residence.
- + No ornamental or “borrowed” traditional architectural style railings are permitted. Railing style and materials should be consistent with the overall style of the home. The following railing materials are encouraged:
 - + Aluminum
 - + Wood (painted or stained for a natural finish)
 - + Glass



3.10 Driveways

- + Exposed aggregate or stamped concrete driveways will be required as a minimum. Driveways detailed with borders or inset patterns utilizing exposed aggregate or patterned concrete are encouraged.
- + Driveway surfaces must be finished to the point of roadway tie-in.
- + Driveway finishes must be of a neutral color palette, and complementary to the overall material palette of the home.
- + Driveways which cause material to shed on to adjacent streets will not be permitted.
- + Where used, driveway borders should be at least 0.1 metres wide.
- + Asphalt driveways are not permitted.
- + Loose gravel driveways are not permitted.
- + The finished driveway and garage apron surfacing on the homesite must be completed within 1-year of the residence occupancy.



3.11 Solar Panels

- + Solar panels may be approved for use in Ripple Rock Estates, provided they are tastefully integrated with the roof lines with regards to appearance from neighbouring properties, and when viewed from the street. Solar panels must be kept in a well-maintained state.

3.12 Perimeter Drainage

- + All residences and garage structures must be designed with perimeter drainage in mind. The homesite should not unduly allow for surface water to pool or collect in areas visible from the street.
- + Landscaping, site final grading, and the mandatory perimeter drainage system must work together to ensure homesites are well-drained, overland and ground water hazards are minimized, surface water cannot trespass onto neighbouring properties, and standing water is avoided.





SITING & GRADING



4.0

SITING & GRADING

4.1 House Placement

Each homesite with Ripple Rock Estates will have its own characteristics with regards to size, site elevations and location within the overall development. Consideration for existing site conditions, including views to and from the site, should dictate the design, layout and siting of each home.

Building forms on each homesite should take into consideration both existing and potential future development on adjacent homesites, with respect to privacy, sunlight, cross-site views and relationship to such adjacent homes.

Building setbacks within each lot are determined by City of Campbell River Land Use Bylaw and associated regulations.



4.2 Homesite Grading

Homesite grading must follow the slope of the land and must conform to the Building Grade Plan prepared by the Developer's engineering consultant.

Applicants should give due consideration to homesite grades when determining building form and massing, to ensure an appropriate and contextual building design.

Each Applicant should be aware of drainage patterns created on the homesite, and the Applicant must ensure surface water is channelled away from the house on all sides.

Applicants must ensure that all property line corner and intermediate grade elevations, as established by the building grade plan, are maintained as specified.

The Applicant's use of an engineering consultant is highly recommended. As stated within Section 1.4, it remains the responsibility of the Lot Owner to ensure that the homesite grading conforms with all Federal, Provincial, Municipal laws, regulations, by-laws and other enactments and any encumbrances affecting the title to the property including utility rights of way, easements and restrictive covenants.





LANDSCAPE GUIDELINES

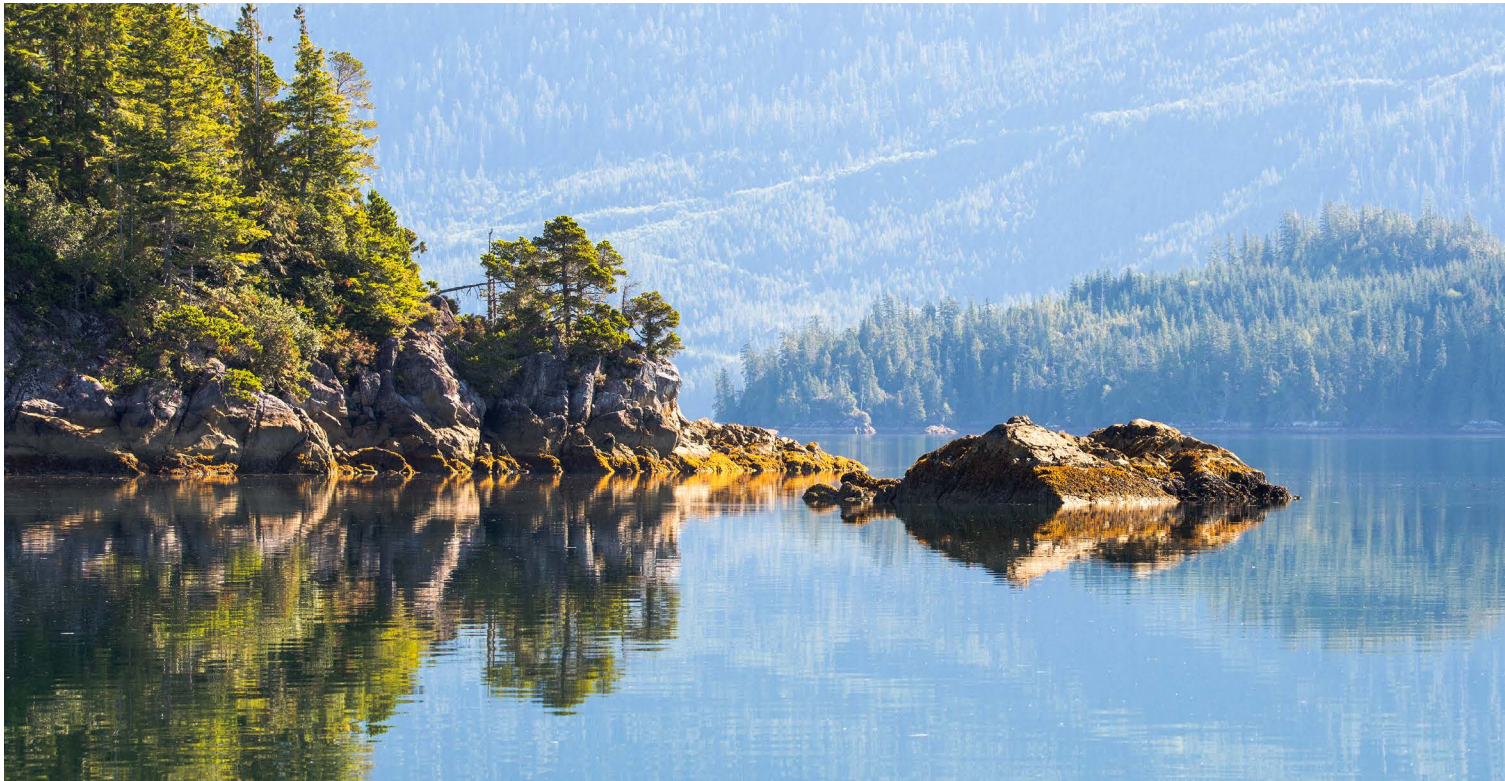


5.0

LANDSCAPE GUIDELINES

5.1 General Landscape Considerations

Ripple Rock Estates is located within the beautiful natural landscape of Vancouver Island, overlooking Seymour Narrows. The unique character of this community is defined by Ripple Rock Estate's relationship with the natural environment and high-quality, contextual landscape design.



Implementation of the following landscape guidelines will ensure the quality and experience of Ripple Rock's community carries into each homesite, creating an appropriate landscape transition from each yard to adjacent homesites.

The landscape design of each homesite constitutes an integral part of the overall attractiveness of the community. Each homesite must be landscaped to a certain minimum standard of quality, as determined by the Design Review Group, based upon an assessment of plant quantities and maturities, integrity and the style of design of the yard.

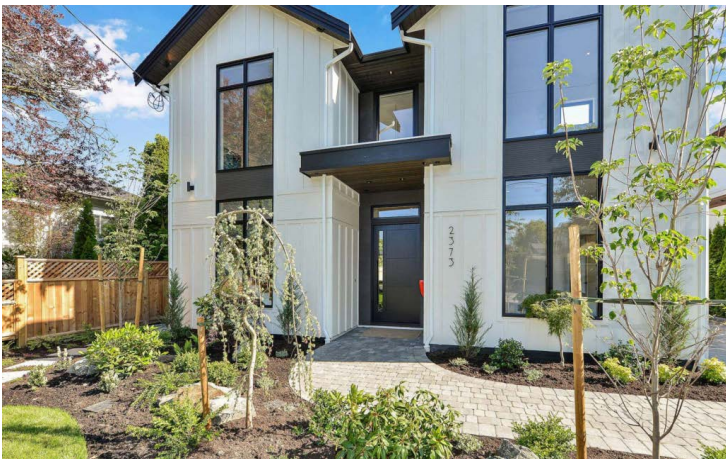
Ripple Rock Estates promotes sustainable landscaping and irrigation choices in an effort to protect our natural resources.

5.2 Maintenance

- + The landscape plan for each homesite should consider ongoing yard maintenance from Year 01, into the future.
- + Generous tree and shrub planting is encouraged. Consideration for year-round maintenance and access for maintenance must be planned into the design.
- + Consideration for adjacent lots must be planned into the design. The Design Review Group will consider the Landscape Plan submission in regard to potential maintenance issues, including oversize tree placement, shedding leaves/branches into adjacent yards, or shrubs/tree canopies which may encroach onto driveways, sidewalks, adjacent lots.
- + In the coastal rainforest setting, vegetation growth is rapid and significant volumes of biomass will accumulate without careful planning and maintenance. Tree species should be chosen to avoid creating danger trees or blocking future sight lines, and landscaping should avoid the risk of endemic noxious weeds, thorns or thistles such as blackberry bushes or Scottish broom.

5.3 Open Space Interface

- + A landscape buffer between lots and open space areas is recommended. The interface area (1.0m within the lot perimeter) can consist of manicured tree and shrub beds or native planting beds and native grasses.
- + Applicants will not be permitted to maintain, mow or manicure any of the naturalized plantings located in any open space areas, which are the responsibility of the Strata and/or the municipality.



5.4 Landscape Completion

- + All landscaping must be completed within one year of completion of the exterior of the home.

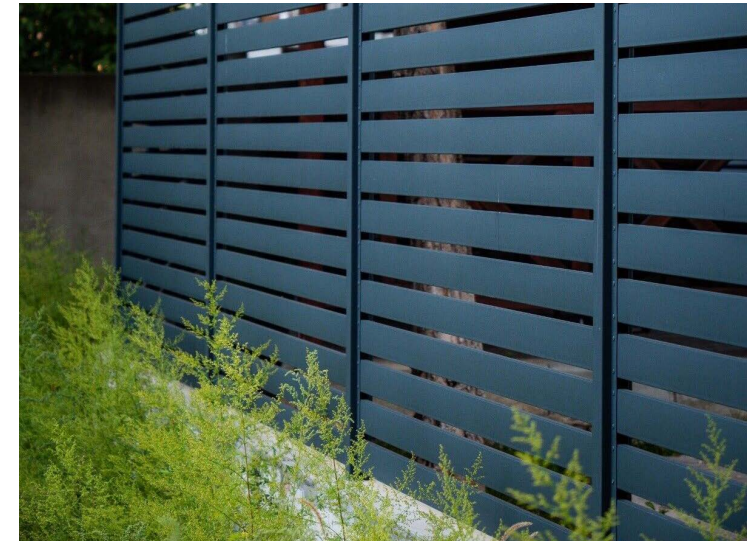
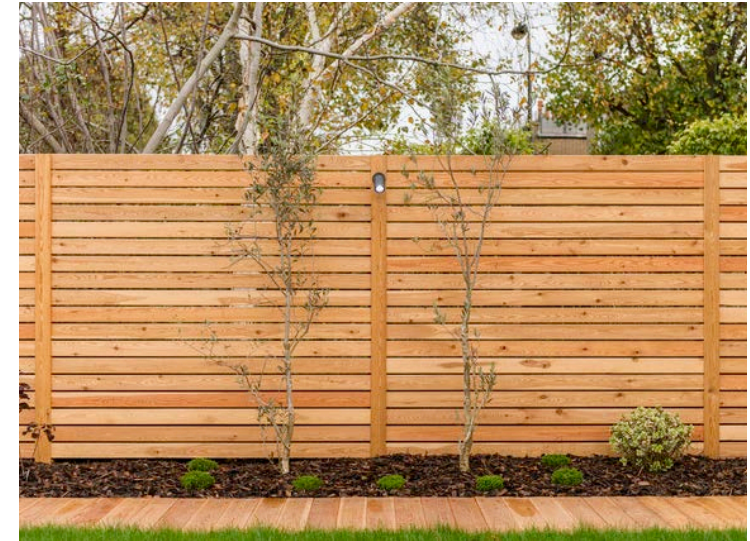
5.5 Irrigation Systems

- + Applicants are encouraged to install underground irrigation systems within the front yard during primary landscape construction.



5.6 Property Line Treatment

- + **Fences are permitted at Ripple Rock Estates, provided all such fences are maintained to a consistent, high standard.**
- + **The following are considered acceptable fence materials:**
 - + Cedar or wood, treated for a natural or neutral colour finish. No lattice top fences are permitted.
 - + Aluminum, metal panel, composite metal panel, ornamental fencing, deer fencing, wire fencing; in a neutral colour finish to align with the main home material palette.
 - + Black chain link fencing (other neutral colours may be permitted at discretion of the Design Review Group)
- + Fencing is permitted at the side and rear property lines for **non-oceanfront lots**, subject to Section 5.6 and Strata agreement.
 - + Fencing should be no higher than 6ft/1.80m at rear and side property lines (to enclose back yard and side yard areas) and no higher than 3ft (0.9m) at side property lines within the front yard area (between street and front building elevation).
 - + Fencing at the front property line is discouraged.
- + **Oceanfront Lots** - Fencing treatments are strongly discouraged at property lines of oceanfront lots at Ripple Rock Estates. At the full discretion of the Developer and Design Review Group, the following property line treatment for oceanfront lots may be considered:
 - + Fencing treatments up to 30.0m from high water line OR
 - + Fencing treatments to top of bank, whichever is less.
- + The Applicant's landscape plan should consider natural treatment of property lines to promote privacy and demarcation of property. Natural treatment can include the use of plant material or soft landscaping to denote the edge of a lot.
- + Stepped terracing with integrated hard and soft landing should be considered for all yards, with the intent to create grade-contextual and private or semi-private outdoor spaces.
- + Fencing should be considered for that required of dog runs, sports courts, or swimming pools.



5.7 Dog Runs

Fencing for dog runs may be installed by the Applicant provided the following specifications are met:

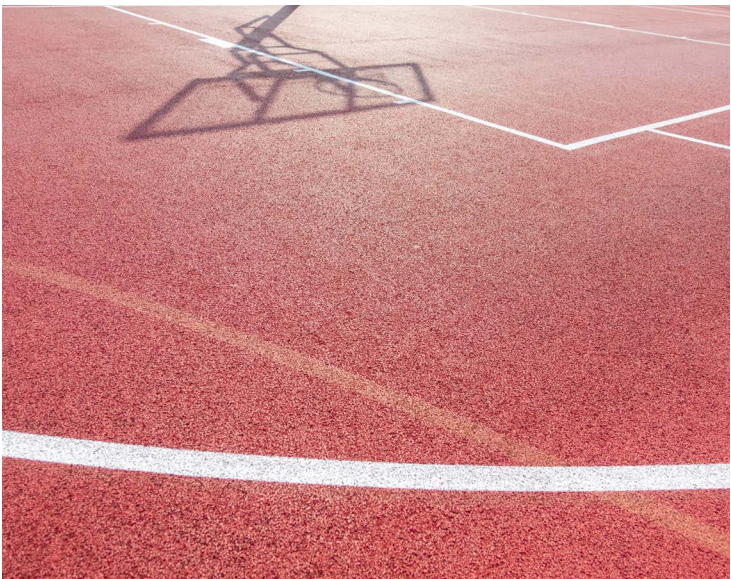
- + The location of the dog run must consider the present or future adjacent neighbours' outdoor living environment.
- + The fence material is to be black chain link to a maximum height of 1.5 metres (5 feet).
- + Dog runs should be positioned behind the garage to screen the dog run from the street.
- + Permitted dog run surface materials should be natural grass, artificial grass, concrete, stone paver, gravel or dirt. All synthetic materials must be neutral in colour.
- + Dog runs should be positioned no closer than 1.5 metres (5 feet) from the side property line and should not extend past the rear of the house foundation.
- + The entire periphery of the dog run area must be well screened with coniferous trees and shrubbery. No other screening material will be acceptable.
- + As required by the Strata, enclosures for any type of livestock or domesticated animal other than dogs will not be permitted within Ripple Rock Estates.

5.8 Clotheslines

- + Exterior clotheslines are not permitted.

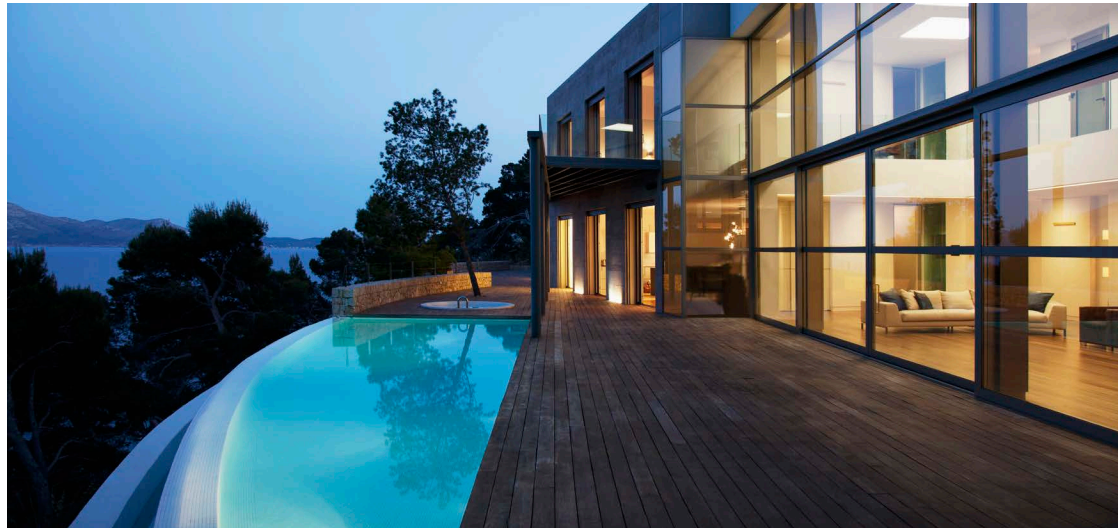
5.9 Sports Courts

- + Sports courts may be constructed in backyards only.
- + A sports court should not consume a major portion of the rear yard area unless screened with extensive soft landscaping.
- + Any sports court lighting is to be located and shielded appropriately from adjacent homes. The fence material, if required, is to be black chain link to a maximum height of 2 metres (6.6 feet).



5.10 Hot-tubs, Infinity Pools & Swimming Pools

- + Hot-tubs, infinity pools and swimming pools may be constructed subject to the following and all applicable governmental rules and regulations.
- + Hot-tub and pool designs, and any related plans must be prepared by a fully qualified contractor or consultant and may need to be approved by a geotechnical engineer.
- + The Applicant is responsible for any required utility upgrades.
- + The Applicant must provide a letter to the Strata indemnifying the Strata against all liabilities.
- + All hot-tub and pool-related storage must be accommodated inside the home or an approved accessory building.



5.11 Signage & Free-Standing Address Monuments

- + Entrance/address monuments for each home are required to ensure a West Coast Contemporary appearance and assist navigation of the community.
- + The form and design of entrance or address monuments should be of a very high quality. All such monuments should be constructed of the same or complementary materials as the home.





5.12 Futureproofing & Climate Consideration

Landscape plans submitted by the Applicant should consider:

- + Future growth and required maintenance of all hard/soft landscape elements.
- + Contextual construction and plant materials.



ADDITIONAL REQUIREMENTS



6.0

ADDITIONAL REQUIREMENTS

6.1 Meters, Panels & Air Conditioning Units

- + Meters, panels and air conditioning units must be clearly identified on the Applicant's design drawings and should be located on the side elevation in a location not immediately visible from the street.
- + Where this is not possible, the use of landscaping is required to ensure the components are hidden from view to the extent reasonably possible.

6.2 Recreational/Commercial Vehicles & Equipment

- + Recreational vehicles including, but not limited to, travel/camper trailers, all-terrain vehicles, buses, trucks exceeding 8 metres (26 feet) in length, boats, other watercraft, snowmobiles, utility/boat/vehicle trailers, badly damaged automobiles, construction equipment, disposal bins, and other unsightly objects are not to be parked or stored outdoors other than to load or unload (48 hours in the maximum duration).
- + Notwithstanding the above, recreational vehicles, travel/camper vehicles and other such vehicles driven by visitors to the Applicant's home may be parked outdoors on a short-term basis to a maximum of 48 hours.

6.3 Satellite Dishes

- + Satellite dishes over 24" are not permitted.
- + Satellite dishes should be located on the side elevation in a location not immediately visible from the street.

6.4 Accessory Buildings

- + Up to two accessory buildings will be permitted in each homesite's rear yard, subject to Design Review Group's discretion. All accessory buildings must be designed to match the form, style and material palette of the primary residence. Proposed accessory buildings are to be presented and described clearly on the Applicant's design review submission at time of application.

6.5 Signage

- + No permanent signage other than entrance/address monument signage is permitted on a homesite. Temporary signs including, but not limited to, those identifying parties involved in the design and construction of the home as well as "for sale/sold/coming soon" signs, must conform to the Ripple Rock Estates Design Guidelines detailed sign specifications, which are available upon request. Such temporary signs are permitted to face the homesite's access road only.

6.6 Building Commitment

All homesites within Ripple Rock Estates are subject to a building commencement requirement. If construction on a homesite, regardless of its ownership, has not commenced in a bona fide and expeditious manner prior to 13 months following the first date of transfer of title from the Developer to the original purchaser pursuant to the Developer's Offer to Purchase and Agreement, the Owner will be subject to penalties to the Developer as set out in the sales agreement.

The Developer's decision in this regard will be fully binding on the Applicant. Commencement of construction is defined as foundation pour. Construction completion is defined as Design Review Step 04 approval.

6.7 Garbage

As required by the Strata, all garbage cans must be contained within a roofed and fully screened enclosure that is integrated into the home. This enclosure should be visually unobtrusive and may be located only as a part of the side or rear faces of the home or garage element, or as part of a garage or an accessory building. Alternatively, garbage cans could be stored directly within the garage or an accessory building.

6.8 Utility Lines

All electrical, telephone and cable television wiring within each homesite must be buried underground.







CONSTRUCTION REGULATIONS



7.0

CONSTRUCTION
REGULATIONS

7.1 Responsibility

It is the responsibility of the Lot Purchaser to ensure construction regulations are followed on site. In addition to conforming to construction best practices customary to a professional contractor and as required by applicable laws, bylaws and regulations, it is the responsibility of the Lot Purchaser to understand and abide by all construction rules at Ripple Rock Estates.



7.2 Construction Rules

- + The Developer reserves the right to approve all proposed home builders at Ripple Rock, prior to any such project involvement. It is responsibility of the Owner to provide details for the proposed home builder within their Design Review Submission form.
- + As described within Section 6.6, all homesites within Ripple Rock Estates are subject to a building commencement requirement, and penalties for non-compliance as set out in the sales agreement. If construction on a homesite, regardless of its ownership, has not commenced in a bona fide and expeditious manner prior to 24 months following the first date of transfer of title from the Developer to the original purchaser pursuant to the Developer's Offer to Purchase and Agreement, then the Developer will have the right to impose a penalty, payable to the Developer, as set out in the sales agreement, for each day after the required commencement date that construction has not fully commenced in a bona fide manner or for each day constituting an inordinate work slowdown or stoppage during the construction process. The Developer's decision in this regard will be fully binding on the Applicant.
- + No burning on site during construction. Construction trash must be stored daily in a disposal bin, and not stored in piles.
- + Construction fences must be erected and maintained throughout the construction period and kept sightly and soundly erected. No damage should be caused to adjacent property, or natural landscape features, during construction.
- + Builders will be allowed to neatly store their materials and equipment on site in an organized manner during construction but may not store any items on any other homesites or common property.
- + Construction debris and waste must be contained on site each day in a large trash receptacle or disposal bin and removed from site as required to prevent an unsightly build-up of waste materials. All waste and receptacles must be removed promptly throughout construction and at the completion of construction.
- + Builders are to ensure that homesites are not accessed except via the designated access roads.
- + Builders are required to keep the homesites, abutting streets and all access roads clean and orderly during construction.
- + Debris, vegetation material, topsoil or similar materials may not be burned, dumped or buried anywhere on site at any time.
- + Builders must ensure that they do not trespass on or disturb any property other than the homesite on which they have been hired to work.
- + Erosion control will be the responsibility of the Builder during

7.3 Fire and Other Damage

construction. The construction site may not be dewatered onto neighbouring properties.

- + Disposing of paint, solvents, stains and other toxic items into the storm drainage system will not be permitted on site.
- + Changing oil on any equipment or vehicles is not permitted on site.
- + Concrete trucks may clean their chutes on the Applicant's homesite only, and any debris must be promptly removed and disposed of offsite.
- + Utility trailers and other construction-related vehicles may be parked on site during the time of construction only, at the risk of the Builder.
- + Alcohol, drugs and loud music are prohibited at all times on site during construction.
- + No individuals are permitted to live on site during the period of construction.
- + No camping is permitted on site during construction, or at any other time during the use of the homesite, and construction personnel may not board in the home under construction prior to receipt of an occupancy permit.
- + The Developer may designate, from time to time in its sole

discretion, a specific area on site where Builders will be able to dispose of excess structural fill material.

- + Should construction cease or pause for any reason, it is the Lot Purchaser's responsibility to notify Ripple Rock Estates within a reasonable, timely manner.

- + Each builder must have an insurance policy in place during construction to cover fire, overland flooding, and earthquake damage to the structure up to the date of occupancy. Structures damaged by fire or other hazards during construction must be promptly demolished and rebuilt within 6 months of the loss.





APPROVAL PROCESS

A photograph of a patio area at dusk. In the foreground, there are several wooden Adirondack chairs with a slatted back and armrests, arranged in a semi-circle. The chairs are wet, with water droplets visible on their surfaces. To the left, a large, dark, circular fire pit is partially visible, containing glowing embers. The patio is paved with dark, irregular stones. In the background, there is a dense green hedge or bush. The overall lighting is dim, with a warm, orange glow from the fire pit and a cool, blue light from the twilight sky.

8.0

APPROVAL PROCESS

8.1 Process Overview

The Ripple Rock Estates Residential Design Review Process facilitates effective design reviews for each lot and ensures a high standard of design is achieved and maintained across the community as a whole.

8.2 Approval Process & Submission Requirements

The Ripple Rock Estates Residential Design Guidelines have been thoughtfully crafted to nurture the highest quality of design. These Guidelines will protect the integrity and value of each investment within the community. The Approvals Process outlined in this section is intended to ensure that development at Ripple Rock Estates conforms to the Residential Design Guidelines and conforms to the vision for the oceanside community. The Design Review Group will commit to an expeditious and timely review of applications which follow the submission requirements outlined within Section 8.

8.2.1 Step 01 - Security Deposit

Upon purchase of a lot within Ripple Rock Estates, the lot purchaser is required to place a security deposit payment (terms are contained within the purchase contracts).

8.2.2 Step 02 - Preliminary Review

Following lot purchase and the placement of the Security Deposit, an initial design should be submitted to the Design Review Group for preliminary architectural review. The preliminary review will evaluate whether the design is broadly compliant with the Residential Design Guidelines. This will take place before detailed construction drawings are created.

Submission Requirements

Applicants must submit the following items to the Design Review Group for consideration and comments at Step 02:

- + **Completed Step 02 Submission Form** (see Appendix for full details)
- + **Proposed Plot Plan**
- + **Preliminary renderings or sketches of home plans and elevations**

Step 02 approval is essential prior to the Applicant commencing any detailed design work. Please note, two or three submissions may be required before the Design Review Group recommend approval for detailed design work and prior to Applicants proceeding to Step 03. Once an Applicant has received preliminary approval from the Design Review Group, work on final drawings for design submission may begin.

8.2.3 Step 03 - Building Application Submission

Once the Design Review Group provide approval and comments regarding Step 02, the Applicant may proceed to Step 03.

Submission Requirements

Applicants must submit the following items to the Design Review Group for consideration and comments:

- + **Completed Step 03 Submission Form** (see Appendix for details)
- + **Current Certificate of Legal Title** – for the property listing the current registered Owners. All of the registered Owners listed on title must sign Step 03 Submission Form as part of the submission.
- + **Site Plan (1:200 scale) showing the following:**
 - + Homesite (lot) plan
 - + Building envelope
 - + Setbacks
 - + Homesite coverage, house area and house height measurements
 - + Easement and utility rights of way
 - + Property and house corner grade elevations

- + **Landscape Plan (1:200 scale) showing the following:**
 - + The locations and sizes of all existing and proposed trees, shrubs, and ground cover
 - + Retaining wall locations, materials, surface treatments, decorative features such as pools or imported rocks.
 - + Areas to be irrigated (if any).
 - + Exterior lighting, site furnishings, and landscape structures.
- + **Grading Plan**
- + **Building Design Drawings (to scale) and all specifications**
- + **Outline Construction Schedule** – to indicate approximate dates for construction start and completion, utility hook-up, local grading/back-filling, exterior finishing, completion of landscaping and anticipate occupancy date.

Submission to City of Campbell River for Development Permit Approval should be completed after the Applicant’s successful Step 03 completion and approval by the Design Review Group.

8.2.4 Landscape Design Application Submission/Approval

The Landscape Design application should clearly demonstrate compliance with the Design Guidelines. Refer to Section 8.2.3 for details of Landscape Design submission requirements.

Approval of landscape design applications will be determined by success in achieving the following objectives:

- + Alignment with Design Guidelines
- + Framing of views to the open space and amenity areas
- + Extensiveness of landscape treatments
- + Screening of adjacent private areas
- + Framing of architectural elements related to the house façade.
- + Low water use landscape design.

Following submission of the landscape plan at Step 03, the Design Review Group will review and comment. If the plans do not meet the Design Guidelines or if more information is required, the Applicant will be asked to submit further details. Once the Landscape Plan is found to have met all requirements, it will be stamped as “Approved” and returned to the Applicant, allowing for construction commencement.

8.2.5 Building Permit Approval

All drawings required for a building permit submission must display the Design Review Group’s stamp of approval prior to being submitted to City of Campbell River. The Design Review Group’s approval of a residential design does not in any way warranty or imply that the design conforms to the requirements of the City of Campbell River or the B.C. Building Code.

8.2.6 Step 04 - Final Design Review Group

Inspections & Sign-Off

Upon construction completion of the residence, the Applicant must notify the Design Review Group that the residence is ready for a final inspection. The Design Review Group will visit the site and inspect the residence to ensure the residence and landscape adheres to the approved plans and the Residential Design Guidelines. The Design Review Group will have the right to conduct interim inspections throughout the course of construction to ensure adherence to the approved design and will have access rights necessary to facilitate such inspections.

8.2.6 Step 05 – Security Deposit Returned

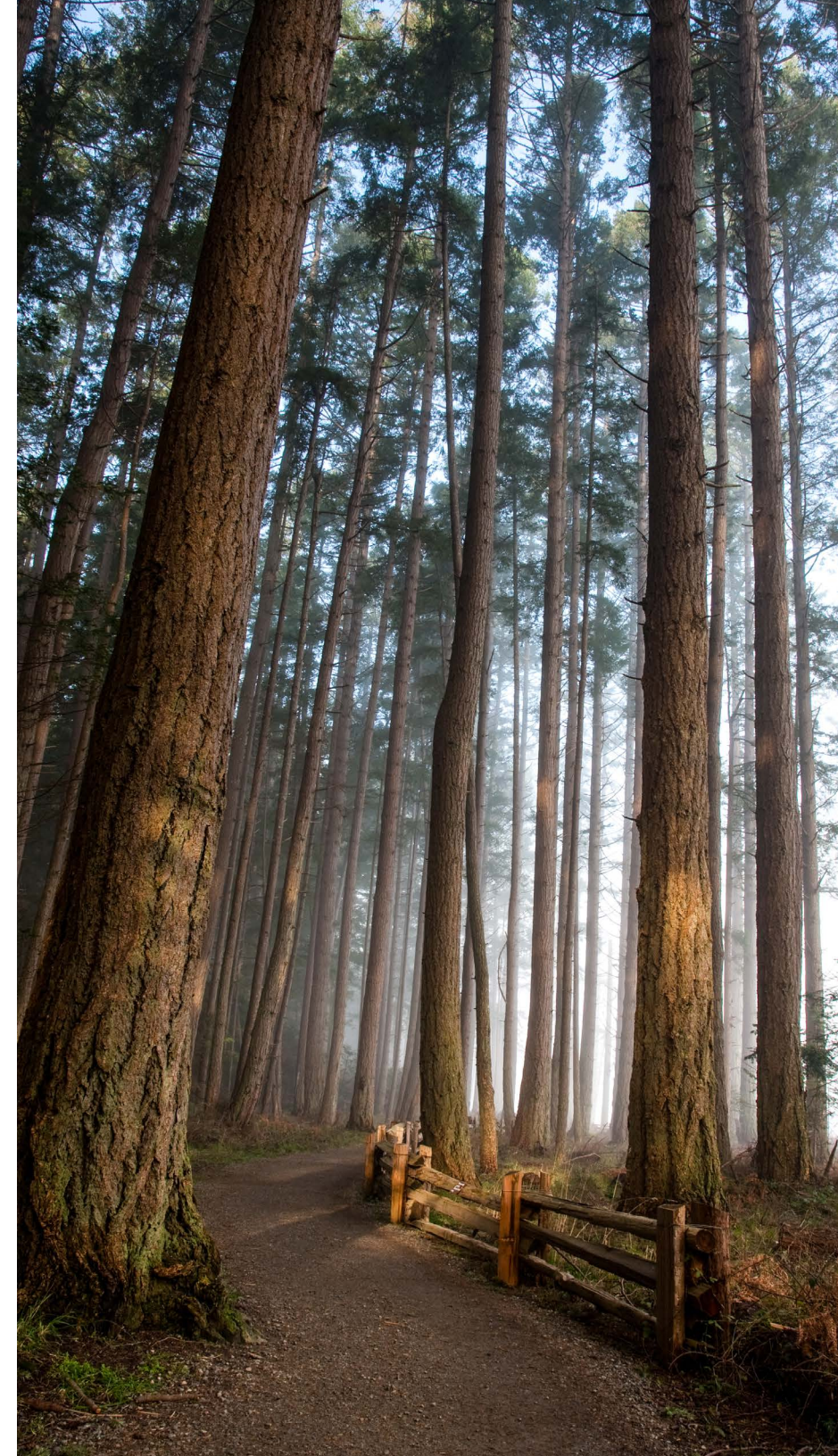
Upon receipt of written notice from the Design Review Group that both the residence and landscaping adhere to the approved plans and the Residential Design Guidelines, the Developer will return the Security Deposit to the Applicant. As determined during the process, the Developer reserves the right to return the Security Deposit in full, or in part (if a partial forfeiture of the Security Deposit to the Developer is appropriate, as determined by the Developer in its sole discretion, for some measure of non-compliance), together with the interest on the principal amount of the Security Deposit earned thereon while held on deposit.

For more serious breaches of the approval, the entire amount of the Security Deposit may be forfeited to the Developer. In addition, further costs may be assessed and charged to the Applicant by the Developer if it determines in its sole discretion that forfeiture of the total Security Deposit amount is insufficient compensation.

8.3 Design Review Fee Information

It is the responsibility of the Owner to ensure all submissions are made as per the specifications outlined below, and in a timely manner. The security deposit amount is negotiated within the purchase agreement for the lands. This amount, plus any additional amounts, may be spent to remedy any non-compliance with these Design Guidelines. An encumbrance will be registered against the title to the property by the Developer to ensure payment of any additional monies. The deposit will be returned, less an administration fee for purposes of the Design Review Process, upon issuance of an FAC concluding Step 05 of the Process, provided the Owner has complied with the Design Guidelines. The Administrative Fee may vary based on the quality of the Applicant's submission.

The Design Review Fee Schedule can be found within the Guidelines Appendix. The schedule includes a summary of fees for complete design reviews, resubmissions, violations and repeat violations.





DESIGN REVIEW GROUP AUTHORITY



9.0

DESIGN REVIEW GROUP
AUTHORITY

9.1 Discretion

The Developer and the Design Review Group have full discretion in their interpretation of all aspects of the Residential Design Guidelines. The Design Review Group reserve the right, in their sole and unfettered discretion, exercised in a manner satisfactory to the Developer, to grant variances or relaxations concerning any design item or any matter whatsoever that does not meet or varies in any respect from the provisions of the Residential Design Guidelines.

Neither the Design Review Group, nor the Developer will in any way be liable to any Applicant for damages or otherwise as a result of any decisions made or neglected to be made in this regard.

Whilst the Design Review Group and the Developer may enforce all the provisions of the Residential Design Guidelines, nothing contained within the Residential Design Guidelines should be interpreted so as to impose any requirement on these parties to enforce any provisions that they choose, in their sole discretion, not to enforce. All parties who submit plans for approval to the Design Review Group agree that neither they nor the respective Applicant, as the case may be, will bring any claim, action or suit against the Developer or Design Review Group for any reason whatsoever relating to the Residential Design Guidelines.

9.2 Authority

The Developer has full authority for the implementation, application, interpretation and enforcement of the Residential Design Guidelines, provided Developer's scope to modify the terms or enforcement of this Design Guideline is limited to broad design principles within the original community vision of single family residential homes and to the terms of the sales agreement.

For greater certainty and without limiting the generality of the foregoing, such authority includes the selection and management of the Design Review Group. No purchaser of a homesite within Ripple Rock Estates has any authority whatsoever with regard to enforcement of the Residential Design Guidelines.

9.3 Turnover

Until such time as the Developer chooses to turn over full authority to the Strata for the enforcement of the Residential Design Guidelines, the Strata will have no authority regarding or involvement in the oversight or management of any aspect of the Residential Design Guidelines, nor will the Strata be entitled to require compliance with any provision of the Residential Design Guidelines.

9.4 Amendments

The Developer may from time to time amend any aspect of the Residential Design Guidelines as it sees fit in its sole and absolute unfettered discretion.

9.5 Appendix Overview

The Residential Design Guidelines contains an Appendix which may be amended from time to time. The Appendix includes Review Submission Forms, Fee Information, and other relevant project information.



RIPPLE ROCK ESTATES

OCEANSIDE LUXURY LIVING

