



CHAPALA POINT

LAKE ESTATES

ARCHITECTURAL GUIDELINES

PHASES 37 & 38

October 2005

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Lake Estates

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Architectural Guidelines

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Chapala Point will be the most exclusive enclave of homes that will complete the Lake Chaparral Lake Estates areas. This area will continue to emulate the early western heritage look that has been established throughout Lake Chaparral in a more impressive upscale manner. All homes will express strong traditional exterior detailing while utilizing many simplified modern features and materials. The following parameters outline the requirements throughout Chapala Point.

EXTERIOR DESIGN FEATURES

All residences in Lake Chaparral Estates Phase 37 and 38 are to follow the architectural styles of the early 20th century. The styles of Craftsman, Prairie and Colonial Revival will be predominant throughout this area. As an estate area, homeowners and builders alike are encouraged to pay special attention to all exposed elevations of the residence to truly reflect the architectural style chosen. Extensive use of masonry and masonry detailing is expected. The rear elevations are to emulate the appearance and detail features used on the front elevations. The strong exterior appearance of residences within Chapala Point will differentiate it from neighboring segments of Lake Chaparral.

- *all exposed elevations of the residence are to be equally treated*



- *extensive use of masonry and masonry detailing is expected on both the front and rear elevations*

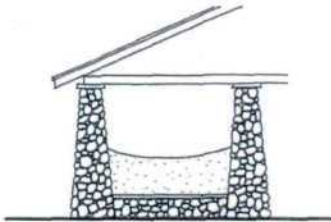




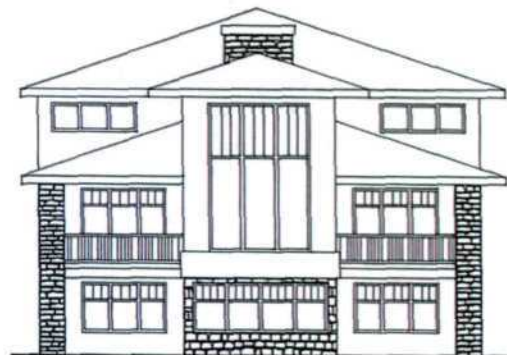
- the rear elevations are to emulate the appearance and detail features used on the front elevations



- front entrances are to be major focal points of the home with elaborate detailing and rooflines



- all front steps and porches are to have solid exposed aggregate concrete or masonry bases



- windows are to have large expanses of glass and are to be of equal quality on all four elevations
- driveways will require a minimum of 18" exposed aggregate, concrete pavers and stamped or textured concrete borders and must tie into front sidewalk which is to be finished in same material.

EXTERIOR MATERIALS

Throughout Chapala Point the emphasis will be placed on utilizing exterior materials that truly represent the architectural style. The acceptable exterior materials for this area are as follows:

- Roofing – Architectural asphalt shingles or better.
- Stucco – acrylic or smooth finish
- Siding – Hardi-plank or equivalent
- Trims – Smart board or equivalent (no metal or vinyl)
- Masonry – brick, stone, manufactured stone
- Retaining Walls – exposed aggregate concrete, decorative concrete landscaping blocks, natural stone finished masonry product will be required.

COLOURS

- The darker, more subdued colour palettes typical of the Craftsman and Prairie styles will be required throughout Chapala Point.

HOUSE WIDTH

All homes throughout Chapala Point are to take advantage of the entire lot width available. Offsets of the garage or portions of the house will not be acceptable. Minimum house width for each lot is noted on the price sheet.

SETBACKS

Front setbacks throughout Chapala Point will be varied to create interest and avoid conflicts. The typical minimum front setback will be 6.0m although each home will be reviewed on an individual basis to achieve the most suitable setback for the situation.

Rear yard setbacks are to be maximized as much as possible. Minimum rear yards as per the Lakefront and Lake Access Restrictive Covenants will be pursued. Relaxation to these requirements may be reviewed and accepted on an individual basis. The rear yard setbacks are:

Lake Access Lots – to house	8.5m
To deck	7.0m
Lake Front Lots – to house	12.0m
To deck	10.5m

APPROVAL PROCESS

PRELIMINARY APPROVAL:

All homes in Chapala Point are to be submitted for approval prior to the builder finalizing any plot plans or architectural drawings. Written comments will be returned to the builder. If there are any major concerns with the home submitted Evans 2 Design Group will request a meeting with the builder's representative (sales person or design staff) and the homeowner. Recommendations for changes and alternate choices will be made at this time.

FINAL APPROVAL:

Final architectural drawings are to be submitted for approval after all changes have been incorporated and a final plot plan completed.