



THE LAKES OF MUIRFIELD

A Golf Course Community

Architectural Controls

**This document is now maintained by the Lakes of Muirfield
Homeowners' Association.**

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Unless otherwise stated or the context requires otherwise, the following words or phrases shall have the following meanings:

- “Accessory Buildings”: means any building ancillary to the house on any Lot including, without limitation, detached garages and storage sheds.
- “Building”: means a house or an accessory building and each-and-every other improvement and structure of any type of kind located above or below ground level and any parts thereof (footings included) but shall not be landscaping.
- “Building Plans”: means complete drawings and specifications of a proposed building on a Lot including, without limitation,
 - A topographic survey.
 - A site plan drawn at a scale of 1/8” = 1’- 0” showing: the north direction; the Lot number; the locations, bearings, dimensions, and elevations of the property lines; the locations of the curb lines, roadways sidewalks and catch basins; existing and proposed easement, right of way and restrictive covenant lines; the location of all street lights, and of proposed fences (including description), driveway (including elevations, slope and surface), walkways (including surface), steps, patios (including dimensions and direction); minimum and proposed setbacks; existing and proposed grade elevations at the corners of the proposed building and at the property lines; the elevations of the basement, crawl space, main floor and upper floor of the proposed building; foundation lines of the proposed building, cantilevered floors and decks; roof ridge, hip and valley lines.
 - A plan of all exterior elevations, existing and proposed perimeter grade elevations, all detailing, types of materials and finishes, and roof overhang description.
 - Floor plans showing exterior dimensions, floor areas and room names.
 - Exterior material and colour descriptions of the roofing, soffits, body, trim, and accents of the proposed building.
 - A landscape plan drawing at a scale of 1/8” = 1’- 0” showing the type and location of all proposed landscaping including but not limited to all sodded, planted, and treed areas, and,
 - Any other information the Design Consultant or Development Authority may reasonably require to ensure compliance with this building scheme.
 - But shall not include ‘mirror-image’ type plans.



1.0 Definitions

- “Building Height”: means measured to the midpoint of the roof pitch on the front elevation (street frontage) of the house.
- “Building Scheme”: means this Schedule of Restrictions.
- “Completion Date”: means the date of completion of the sale of a Lot to the builder or Homeowner.
- “Design Consultant”: means Arcadis
- “Development Authority”: Wheatland County
- “Golf Course”: means the Muirfield Lakes Golf Club.
- “Homeowners Association” or “HOA”: means the Lakes of Muirfield Homeowners Association.
- “Landscaping”: means all plant materials of any type, xeriscape and/or desert decorative rock, high quality artificial turf located above or below ground level on a lot, and any type or kind of pool, swimming pool, hot tub, landscape lighting, retaining walls, walkways, fencing, privacy walls, sidewalks, or driveways located on a lot. All such landscaping must be approved by the HOA
- “Lot”: means any one of the Fee-Simple Lots.
- “Owner”: means the person registered in the register of a land title office as Owner in a Lot, whether entitled to it in his own right or in a representative capacity or otherwise, or:
 - Where there is a registered agreement for sale and purchase of the Lot, the registered holder of the last registered agreement for sale and purchase; and
 - Where there is a registered life estate, the tenant for life.
- “Security Deposit”: means a deposit of twenty-five thousand (\$25,000.00) by way of cash, certified cheque, bank draft, or irrevocable letter of credit, payable by the builders to the County at the time specified in section 13.3 (pg. 36/37), and to be held in accordance with the terms and conditions.





2.0 Introduction & Summary

The Lakes of Muirfield Development comprises approximately 350 acres of land in the Calgary, Alberta region. The entitlement process was completed in June 2005 allowing for the development of 700 housing units, with a small commercial component. The major amenity contained in this plan is a resort golf facility. The development rights allow for the phasing of both the housing development and the golf facilities.

The concept of a secure community is uppermost in the list of features that make up **The Lakes of Muirfield (LOM)** plans. Further core elements that go into the planning include a golf facility that neighbors the greater number of residential home sites.

A master Homeowners Association will ensure a uniform and architecturally controlled project development and have the ongoing task of maintaining the highest level of project maintenance, security, and community services.





3.0 Site Information

Located east of the City of Calgary, the hamlet of Lyalta is only a thirty-five (35) minute drive, outside of the high traffic time, from the city centre, and twenty (20) minutes from the Calgary International Airport (ref. section 15.1, pg. 39). Chestermere and Strathmore are located about sixteen (16) minutes from the site.



The Lakes of Muirfield project has been developed with Fee Simple Lots, and the Lot Owner or Home Owner will become a member of a Home Owners Association. All common costs associated to that membership and property ownership will be governed and managed by the Home Owners Association.

All infrastructure assets related to the provision of utilities including water, sewer, gas, and power, are now the property of Wheatland County, or a third-party utility corporation licensed to provide utilities in the province of Alberta. The County, or a third-party utility corporation will own, manage, operate, and maintain these facilities.



Garbage and recycling collection, street light maintenance and power, and repair and maintenance of all amenities will be contracted out by the Homeowners Association to dedicated resources.

All land purchases at The Lakes of Muirfield will require that the purchaser receives and acknowledges copies of all appropriate disclosure statements and copies of the entire Home Owners Association and Architectural Control Guideline documentation in order to comprehend the project as whole and meet with the province of Alberta guidelines.



4.0 Phasing

- 4.1 Phase 1 – 184 residential lots, Golf Club House, Maintenance Compound & RV Storage, Raw Water Storage Area & Water Treatment Plant, and the first nine holes of the golf course
- 4.2 Map





4.3 Phase 2 – 251 Residential Lots

4.4 Map





5.0 Architectural Set-Backs

5.1 Muirfield Lakes Golf Club

The purpose and intent of this Land District is to provide for the development of a comprehensively planned Golf Course that will be semi-private.

- Permitted Uses
 - Golf Course, golf club house, driving range, eating / drinking facility, fences, maintenance, pro-shop, storage facilities, and any additional uses that are associated with a Golf Course.

5.2 Single Family - Standard Residential Lots

On this site, development of single-family detached dwellings that will be built on \cong 15.2m (50ft) frontage Lot sizes.

- Permitted Uses
 - Single Family Dwellings and Accessory Buildings.
- Discretionary Uses
 - Home occupations, satellite dishes, and signs (directional and identification).
- Principal Building
 - Front Yard Minimum 6.10m (20ft) to maximum 6.90m (22.6ft) for the street side of a corner site and between 4.57m (15ft) and 6.10m (20ft) for all other sites. Maximum distance from the front property line to front elevation of house is 13.0m (42.6ft).
 - Side Yards minimum 1.22m (4ft) + maximum 2.44m (8ft) + minimum 3.05m (10ft) (street side of a corner site)
 - Rear Yard: minimum 6.10m (20ft) (including the deck)
 - Height: maximum 10.0m (32.8ft) (measured to the midpoint of the roof pitch on the front elevation (street frontage) of the house.)
- Accessory Buildings
 - Front Yard: minimum 6.10m (20ft) and a minimum of 4.50m (14.76ft) where the curb to the property line is 4.50m (14.76ft).
 - Side Yards minimum 1.22m (4ft)
minimum 1.22 (4ft) (street side of a corner site)
 - Rear Yard: minimum 1.22m (4ft)
 - Height: maximum 5.03m (16.5ft)





- Site Coverage
 - All Buildings: maximum 50% of area of site
 - Garage: maximum 10% of area of site
 - Garden Shed: maximum 5% of area of site
- Required House Area
 - Bungalow minimum 120.77m² (1300ft²) approximately.
 - Two-Storey minimum 102.19m² (1100ft²) main floor
minimum 55.74m² (600ft²) upper floor approximately.

5.3 Multi - Family - Duplex Residential Lots

On this site, development of duplex dwellings that will be built on $\cong 8.5\text{m}+$ (28ft)+ frontage Lot sizes
All Permitted/Discretionary Uses, set-backs and site coverage same as Single Family

- Required House Area
 - Bungalow minimum 102.19m² (1100ft²) approximately
 - Two-Storey minimum 69.68m² (750ft²) main floor
minimum 83.61m² (850ft²) upper floor approximately

5.4 Single Family ½ acre to 1 acre Acreage Residential Lots

On this site, development of single-family detached dwellings that will be built on a range of Lot sizes.

- Permitted Uses:
 - Single Family Dwellings and Accessory Buildings.
- Discretionary Uses
 - Home occupations, satellite dishes, and signs (directional and identification).
- Principal Building
 - Front Yard: minimum 7.62m (25ft)
 - Side Yards: minimum 3.05m (10ft)
 - Rear Yard: minimum 7.62m (25ft)
 - Height: maximum 10.0m (32.8ft) (measured to the midpoint of the roof pitch on the front elevation (street frontage) of the house).





5.0 Architectural Set-Backs

- Accessory Buildings
 - Front Yard: minimum 7.62m (25ft)
 - Side Yards: minimum 3.05m (10ft)
 - Rear Yard: minimum 1.22m (4ft)
 - Height: maximum 5.49m (18ft) (measured to the midpoint of the roof pitch).
- Site Coverage: maximum 40%



5.5 Additional Requirements

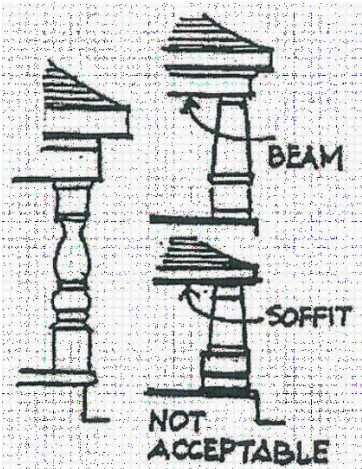


- Accessory buildings (sheds) size must not exceed the smaller of 5% of total lot size (as per Wheatland County Bylaw) or 10'x10' on lots less than .5 acres (0.2 Hectares). All accessory buildings must comply with the general characteristics of the principal dwelling with neutral- tone identical shingles, and the siding color must match principal building. Plastic sheds are allowed and if unable to comply with general characteristics of principal dwelling be in a neutral colour as similar as possible. While a County development permit is not required for buildings under 10'x10' if portable, an Architectural Approval Request Form must be submitted and approval received by the HOA prior to install.
- Dog Houses are considered accessory buildings, must be of a size no larger than to accommodate the pet, one per lot, and fall within the same parameters of all other accessory buildings.
- Bird Houses & Feeders must not be of excessive size, installed in back yards only, a minimum of 3' (0.91m) to a maximum of 6' (1.83m) above ground and located a minimum of 10' (3.05m) from any property lines. (See 7.14 pg. 26 for feeding restrictions)
- Event tents are restricted to back yards only and must be approved by the HOA in advance of use by submitting an Architectural Approval Request Form. Location on the property and start and end dates the structure will be up must be provided and should not extend beyond three days. (Extensions must be approved by the HOA) Please note: temporary structures more than 20'x 20' require a Wheatland County permit.



6.0 Architectural Guidelines

This section deals with the architecture of the building(s) on each Lot. This section is important as it helps create a unified look and style for **The Lakes of Muirfield** development. Homes with similar plans shall not be permitted adjacent one to another unless sufficient changes are made to the exterior colours, finishes, and detailing to distinguish the adjacent properties and as approved by the Design Consultant with LOM HOA approval when required. Adjacent homes shall not have the same colour scheme. (See pg. 41)



6.1 Style

A blend of Prairie Gothic and Scottish Tudor.

Prairie house style - This beautiful simplistic architectural style was born out of the United States heartland and Midwest States and became the design of many of the finer farm homes of our three prairie provinces - a somewhat simpler detail than the Victoria home. We are attempting to create, because of the use of a front entry garage, the Prairie Gothic form with some of the well-liked Craftsmen influence to complement the Golf Clubhouse and Mercantile structures.

6.2 Veranda Columns and Rails (A – as detailed in Fig. 1, pg. 19)

All posts, styles, and columns must be no smaller than 0.254m (10”) at its narrowest point. Lathe turned columns do not apply and can be varied in size and will be judged by the Design Consultant on their design merit. Columns must not stop onto the soffit. They shall butt up to a beam and that beam must carry the whole distance to butt into a perpendicular wall. Base of columns must not rest directly upon the ground; they must rest on a landing. The above rules also apply to two story walkout decks with regards to columns and beams.

6.3 Exterior Details (B – as detailed in Fig. 1, pg. 19)

Front detail must be carried around on all elevations. Feature materials such as stone wainscot must be at the front elevation and carry around to a wall perpendicular to it. In a condition where it turns a corner to a side yard, it will be carried down the wall no less than 0.91m (3’).

The rear elevation of a home is just as important as the front elevation, and because most of the houses are walkouts, all elevations must receive equal treatment for design and finish as the street elevations.

Also, house type, position, and setting will be controlled to ensure compatibility with adjacent houses. Attention must be spent on all trim detail.



6.4 Exterior Finishes (C – as detailed in Fig. 1, pg. 19)

Acceptable finishes include stucco, same finish on acrylic, stone, cultured stone, Smartboard and Hardie board.

6.5 Colours and Finishes

Colour to be chosen from the approved palette maintained by the Design Consultant (available upon request). Sample display board required. Because finished products change over the course of the development, the Design Consultant will be open to builder presentations of 'acceptable equals' with their submissions and will with HOA oversight, review and give judgements on colours and products acceptability.

Acceptable Finishes – stucco (acrylic or smooth trowelled), stone tile, rundle stone, brick, cultured stone, Smartboard, Hardie board, cedar, or composite board.

6.6 Battened Gables (D & E – as detailed in Fig. 1, pg. 19)

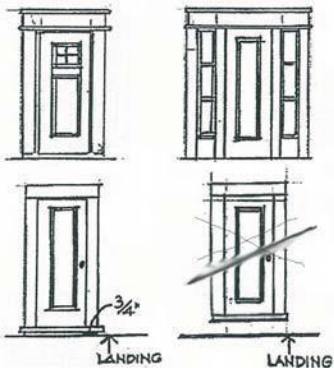
This was popular in Prairie Gothics. Unlike Tudor style, this is board batten on board panels (Smartboard and Hardie board) and is usually a softer transition of colours as opposed to Tudor which has strong dark stained timbers interacting with white stucco. We also want builders to explore the use of stained common shingles in the gables and painted “Tongue and Groove” vertical board application in the gables.

6.7 Main Entry Door (J – as detailed in Fig. 1, pg. 19)

These must be featured more than just the 0.09m (3 ½”) casing carrying around the door. Casings should be increased to a 0.15m (6”) minimum with molding trim detail. The door will be a painted panel type, or a natural stain finished door. Doors without glazing will be required to have as part of its detail a sidelight of either one side or two sides. The landing at the front door will be set at 0.02m (¾”) below the bottom of the sill to allow for a snow shovel not to damage the sill. A rise as you enter is not acceptable.

6.8 Front Steps (O – as detailed in Fig. 1, pg. 19)

Steps shall be cast in concrete or pre-cast concrete with exposed aggregate finish. If coloured concrete is used, the steps leading up the sidewalk and driveway must all be the same. Wooden steps are acceptable only if the house entrance cannot accommodate regular sized steps. Discretion of the design consultant.





6.0 Architectural Guidelines

6.9 Windows (K - as detailed in Fig. 1, pg. 19)

Windows must reflect the architectural period of design. We are working to achieve and be in harmony with the development's major buildings. Windows that are fully a "muntin bar" detail will be discouraged. We would like a variety with "muntin bar" employed along with clear glass.

Double hung windows will vary much in style with "Prairie Gothic" architecture and this type of window is very much acceptable.

6.10 Door and Window Casing

These shall not be narrower than 0.09m (3 ½ ") with the sill board 0.13m (5") and top casing 0.1m (4"). The colour will always contrast with wall colour, ie: dark casings with light-coloured walls, or light casings with dark-coloured walls. White on white, black on black or any other monotone or near-monotone combination of wall and casings colour is not acceptable.

6.11 Garages (H – as detailed in Fig. 1, pg. 19)

Side entry garages are encouraged.

These doors shall be a minimum 2.44 m (8') to a maximum 2.75m (9') high by 4.88m (16') wide, five panel or four panel doors with the upper panel containing glazed units. In conditions where the garage is projecting ahead of the main entry to the house, we require a window on the side wall leading to the front wall of the living portion. Colours of garage doors can vary but must be consistent with the overall development pallet.

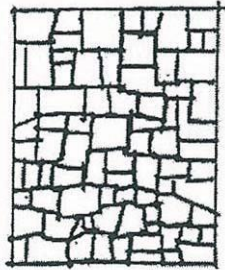
We approve three schemes:

- i. The garage door is painted slightly darker than, but the same colour as the major wall colour abutting the garage;
- ii. The garage door can be stained natural wood, or darker stain; and
- iii. The garage door is painted a dark colour to match the main entry door (e.g., black, dark burgundy, etc.). When this is done, the finish of the doors must be high gloss enamel.

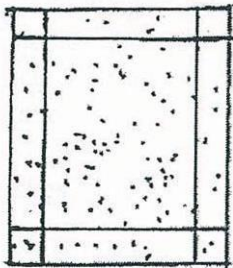
6.12 Driveway and Sidewalks (U – as detailed in Fig. 1, pg. 19)

Driveways shall be of exposed aggregate finish or "stamped" coloured concrete. Broom finished coloured concrete with feature score lines scribed into the surface is also acceptable.

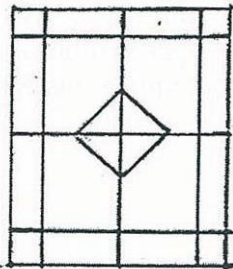
Driveways, sidewalks, and patios shall match / coordinate to one another. No driveway will have a driveway grade that exceeds 15%.



STAMPED
COLORED
CONCRETE



AGREGATE
SCORE LINES



COLORED
BROOM FINISH
FEATURE SCORE



6.13 Fascia, Soffit, and Downspouts (N & Q – as detailed in Fig. 1, pg. 19)

Fascia board will be 0.2m (8”) and coloured to match the window casings. The soffits will be aluminum (ventilated panels) as close a match to the fascia colour as can be obtained. Rain gutter and downspouts must attempt to match the finishing material it is applied to and the contractor shall attempt to make the downspouts to be toward the rear of a side wall if the run-off is toward a side wall.

Colours used should blend with the window trim.

Aluminum is a permitted material for downspouts and soffits. Downspout colour is to blend with trim.

6.14 Roofs

Material

- 30-year warranty architectural asphalt shingles, slate, concrete tiles, rubber roof and interlocking shingles. Interlocking shingles must mimic the appearance and colour of one of the other approved materials. Sheet metal is prohibited. All roofs shall be the same material.

All vents shall be located in areas least exposed to view and painted in a dull colour to match the roof and be unobtrusive.

Solar applications should be incorporated as an integral roof surface / finish, parallel to the roof pitch, and not as an add-on projecting beyond the lines of the Home’s exterior building envelope.

6.15 Walk-out Patios and Low-Profile Decks

These items must be included in the base building submission and not to appear on submitted plans as patio and deck “By Owner”.

6.16 Verandas / Decks

6.16.1 Front

- The undersides of verandas must be screened with appropriate materials, such as, rundle stone, brick, stone tile, or stucco.
- Columns when supporting the roof and if originating from the veranda deck must not overhang. Columns from ground to roof preferred when built in conjunction with a front veranda.





6.16.2 Back

- If a rear deck is between 0.3m to 1.5m (1' to 5') above grade then the deck can be skirted with lattice (with plywood backing), Allan Block or other suitable materials.
- Decks that are greater than 1.5m (5') must be on the building plan and built at the time of construction.



6.17 Figures

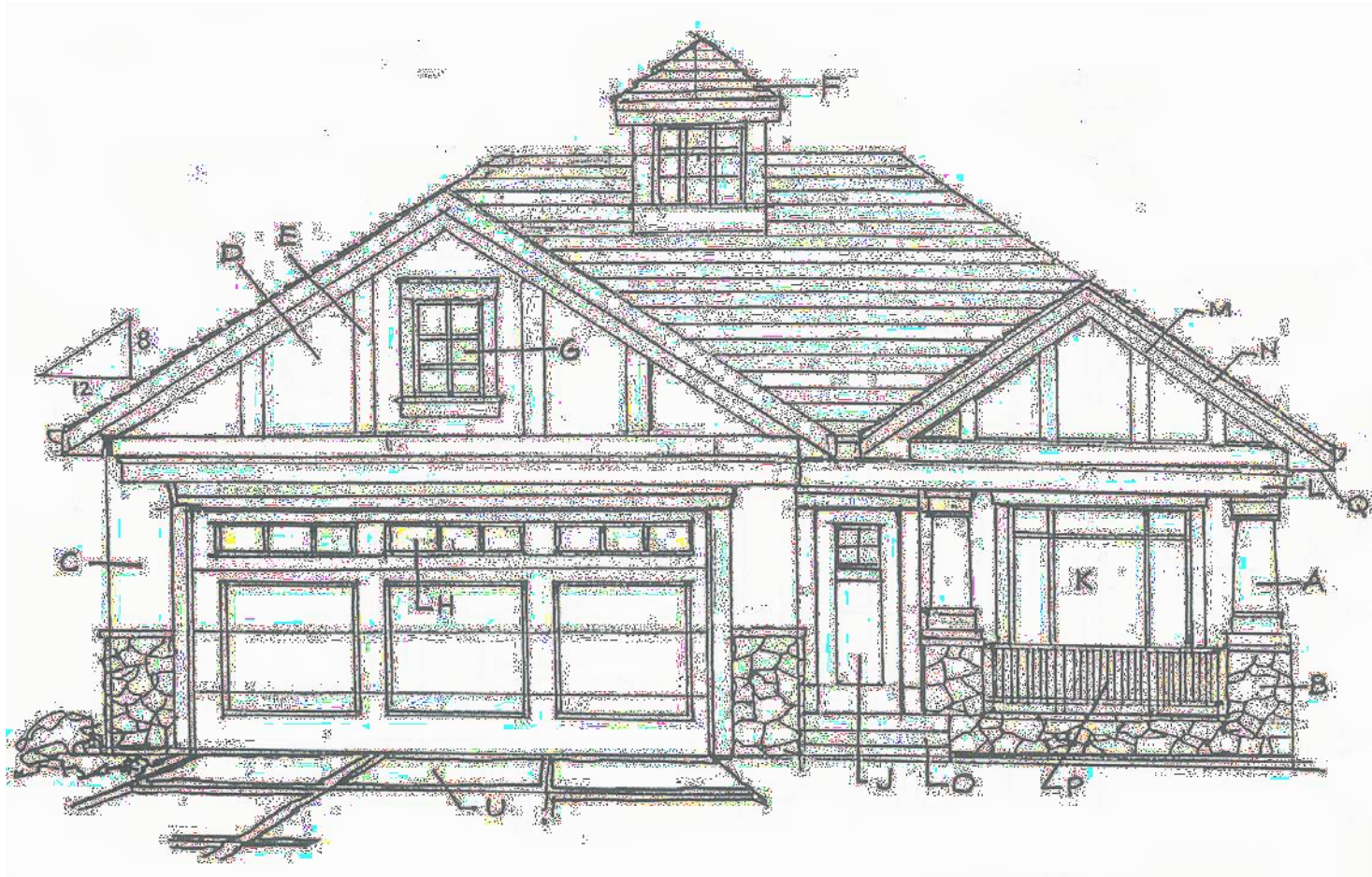


Fig. 1

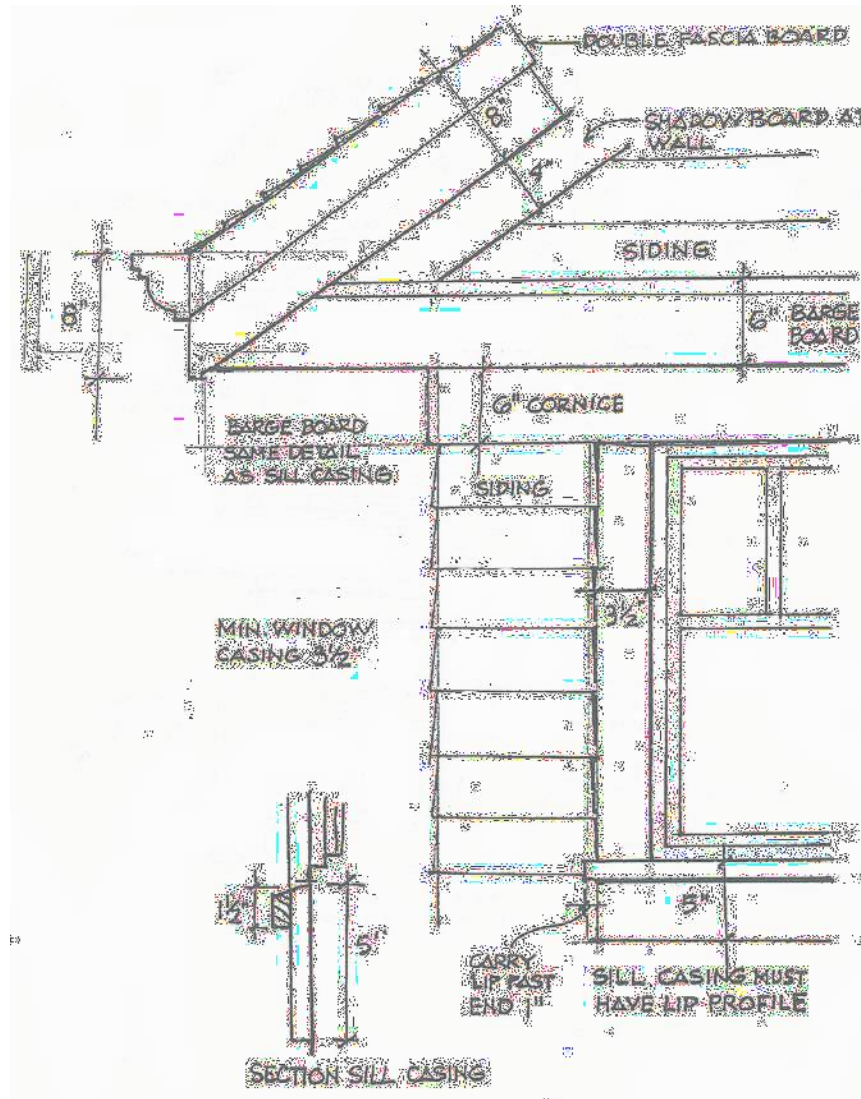


Fig. 2



6.0 Architectural Guidelines

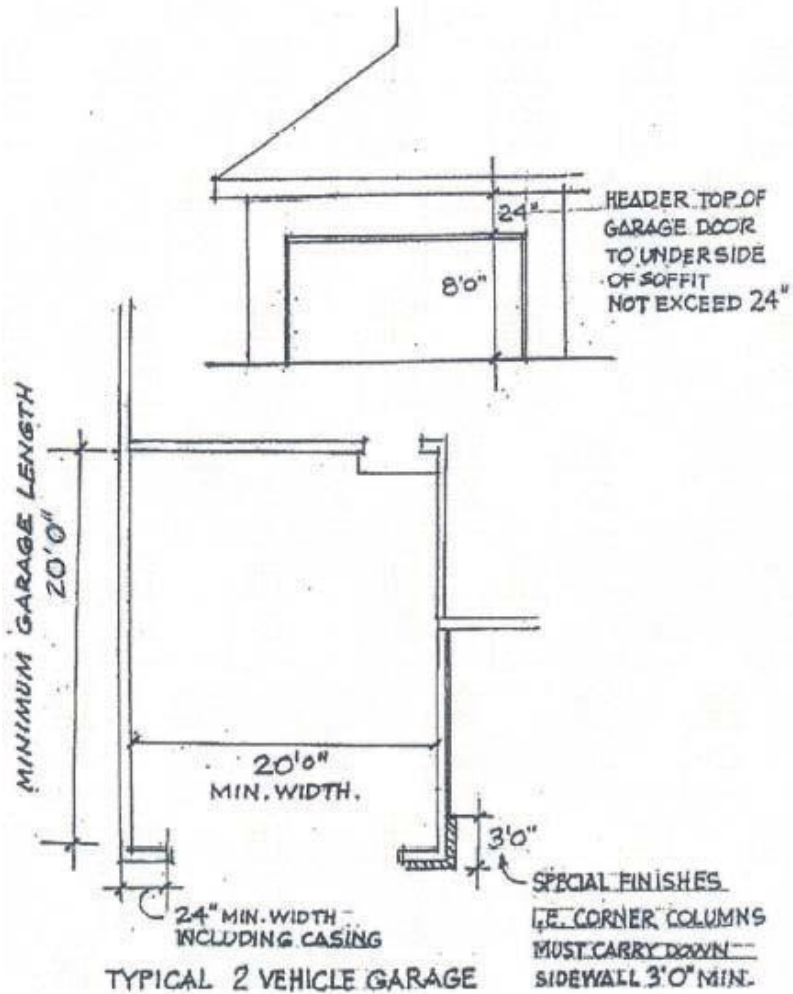


Fig. 3

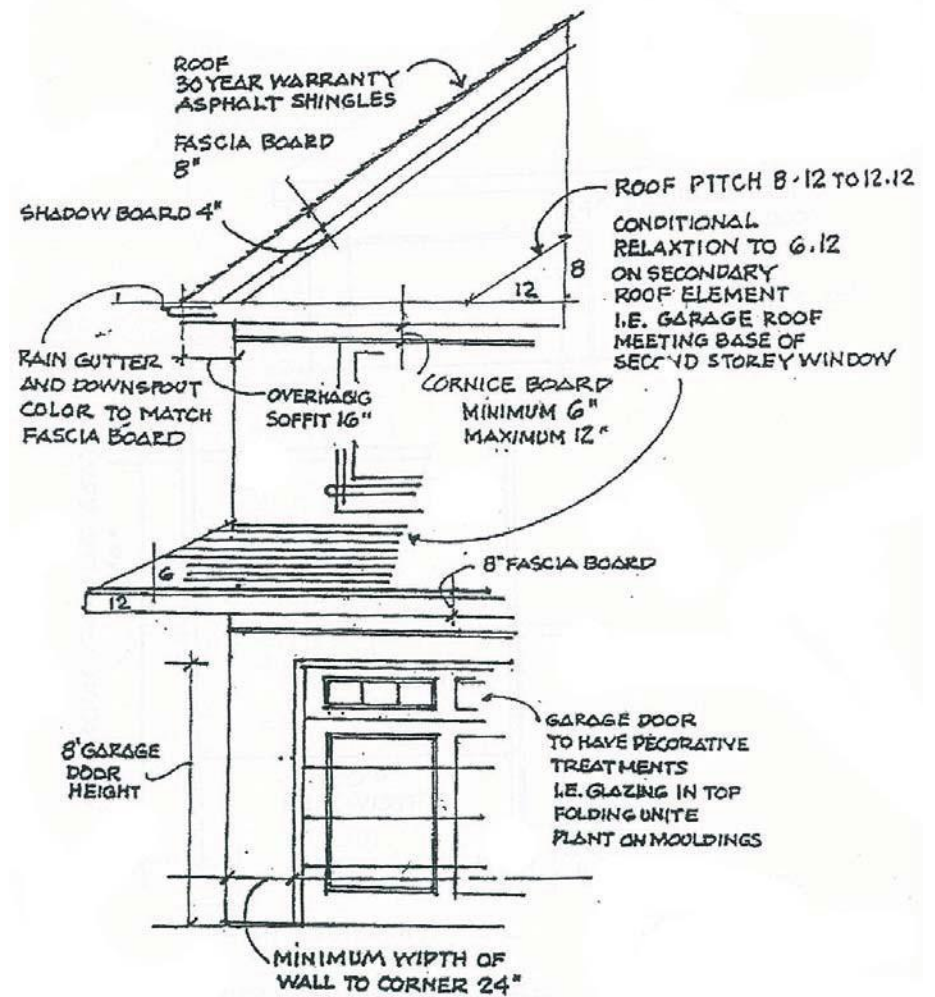


Fig. 4



7.1 Fireplace / Chimney



No chimney shall be constructed on a building unless the chimney has a width of not less than 0.81m (32"). Chimney constructed near grade level must be supported by an appropriate foundation and no exposed bases of chimneys may be without a full perimeter foundation except in the case of a direct vent chimney.

Exposed metal flues may be permitted only if a chase surrounds the metal chimney leaving not more than 0.3m (1') in length exposed above the top of the chase, and the metal chimney and cap are coloured to match the colour of the chase flashing and complements the house.

7.2 Skylights

At the discretion of the design consultant.



A single skylight may be installed on the front elevation of a House provided it is flat and does not exceed an area of 1.49m² (16ft²). Single skylights on other elevations may be permitted provided they do not exceed an area of 1.49m² (16ft²) each and are flat in configuration. Skylights must not be located on roofs in random patterns.

7.3 Swimming Pools / Hot Tubs

No swimming pools or hot tubs shall be constructed or placed in the front yard of any Lot.

No Lot shall have constructed thereon an in-ground or above ground swimming pool unless it is situated in the rear yard with special approval received from the HOA to ensure appropriate screening, security fencing, as required by the applicable governing authorities, and compatibility to surrounding residences.

7.4 House Identification



No building shall be constructed without street address numbers being posted on the building's surface, which are lighted or reflective, in one of three areas on street facing garage: over middle of single door, beside garage door on main entrance side, on wall facing street, on main entrance side, for side facing garages, or on porch column adjacent to main entrance. Numbers must be no smaller than 0.15m (6") in height and must be clearly visible from the road.



7.5 HVAC System

Any exterior components of an HVAC (Heating Ventilation Air Conditioning) system must be identified on building plans and site plans.

7.6 Garbage / Recycling

Supplied Garbage (grey) and Recycling (blue) bins are the property of the HOA. They are to be properly maintained, not painted, marked, or stickered, and must remain with the property assigned, upon ownership change. No garbage or recycling bins are permitted on driveways or front sidewalks, except when delivered to the curb within 24 hours of the normal pick-up times.

7.7 Signage

No billboards, placards, advertising, or signs of any kind will be permitted on Residential Lots or on any visible surface of any building on a Lot except for "For Sale" signs, not exceeding two feet (2') by two foot (2') in size.

7.8 Service Additions

No TV antennae or satellite dishes exceeding three feet (3') in height or diameter. Roof mounted air coolers are also not permitted.



7.9 Vehicle Storage

No trailer, mobile home, or camper, and no boats, machinery, or motorized recreation vehicles shall be stored on a Lot except in the garage. No truck over one (1) ton or commercial vehicle shall be stored or kept on a Lot nor stand on a Lot except in the course of delivering goods or services to the occupancy of the Lot. For the purposes of loading and/ or unloading a mobile home, trailer, or camper or for overnight guests driving such a vehicle, that vehicle may reside on a Lot driveway or the street directly in front of the Lot for up to, but not exceeding, forty-eight (48) hours.

No unlicensed vehicles shall be stored on the property.



7.10 Storage

No Lot shall be used for the purpose of a wood yard, kennel or for the storage of scrap material, unlicensed motor vehicles or any other form of equipment, debris, or waste.

7.11 Upkeep

No building or landscaping on a Lot shall be allowed to fall into a state of disrepair, become unsightly, unsanitary, or unattractive according to the standards of the Architectural Controls on upkeep of property.

7.12 Home Business

No building shall be used as a boarding house, rooming house, restaurant, store, shop or place of trade. This shall not prevent an owner having an office or studio in their home on a Lot provided it does not generate excessive business vehicular traffic.

7.13 Occupancy

No building on any Lot shall be partitioned, subdivided, or let with the intent or purpose that the parts thereof be used or occupied by more than one family or household unit.

No building on any Lot shall be let or rented for nightly, weekly, or short-term accommodations.

7.14 Animals and Pets

No poultry, livestock, or other animals except a maximum of three (3) domesticated pets shall be kept on a Lot. No domesticated pets shall be raised nor kept for sale. Dog kennels are not permitted. No pets shall be allowed off a Lot unless they are on leash and all excrement therefrom shall be immediately removed from the deposit site and disposed of in an appropriate waste receptacle. Dog runs are allowed but must follow the same concept of 4' black chain link fence and pet excrement must be removed daily. Dog houses – see Pg. 15. Providing seed for birds is restricted to feeders designed for that purpose – see Pg. 15.

7.15 Outdoor Burning

No outdoor burning is allowed except in wood or gas-fired firepits, fireplaces or chimneys; all of which must be equipped with spark arrestors and/or screens.





7.16 Solar Applications

No Lot shall have constructed or placed thereon any solar heating applications which project beyond a dwelling's exterior building skin. (See section 6.14)



7.17 Additional Requirements

No dwelling shall be occupied by any person unless that dwelling, including the exterior, is substantially finished.

No Owner or occupier of any Lot shall cause, commit, suffer, authorize, or permit any act of nuisance to emanate from his or her Lot.

No Owner or occupier of any Lot shall cause or allow water to run unchecked thereon but shall ensure only prudent use thereof for irrigation and/or general household purposes.

No Owner or occupier of any Lot shall do anything or permit anything to be done that may cause damage to or interfere with the maintenance of any trees, lawn, or grounds situated on the common property.

No Owner or occupier of any Lot shall use plumbing, electrical, drainage, or other utility equipment for any purpose other than that for which they are constructed.

The HOA reserves the right to grant special approvals on house designs for specific Lots which do not comply with the provisions set out in these Architectural Controls in all respects if, in the opinion of the HOA, the design is architecturally acceptable; and upon any such special approvals being given, the provisions of this Architectural Controls shall be deemed to be modified, amended, or enlarged to allow for such special approvals on such specific Lots. The HOA or Development Authority further reserves the right to assign its rights and responsibilities set out in these Architectural Controls and the Design Guidelines to a third party of its choice.

Corner Lots

- Bungalows are preferred.
 - 1½ or two storey homes will be considered if sufficient architectural treatment of the street side of the house is demonstrated.
 - Decorative vents, bay and bow windows, brick, stone, shutters, batten boards, accent boards, wrap around verandas, are good ways of enhancing the Corner Lots homes.





7.0 General Guidelines



No livestock allowed within this Land Use District.

Accessory buildings must comply with the general characteristics of the principal dwelling.

No person shall be allowed to keep or maintain any unlicensed, uninsured, dismantled, or derelict vehicle(s) on a Lot within this district. A Lot Owner may store one uninsured vehicle on site, only if stored indoors. Recreational vehicles shall be stored off-site.

No person shall be allowed to keep any object or chattel, which in the opinion of the Homeowners Association, is unsightly or tends to adversely affect the amenities of neighbouring properties.



8.0 Landscaping



All landscape plans (new or upgrades) must be submitted to and approved by the HOA prior to work start via the Architectural Renovation Request Form. Method of irrigation of the landscape material details must be included.

No street fronting yard, side yard along a flanking street (from front yard to rear lot line), or back yard shall remain un-landscaped for a period exceeding 12 months following substantial completion of the building construction. Regardless of season, the Lot must be fully landscaped, in accordance with the approved Architectural Renovation Request Form, within 12 months of possession date. (Please see Architectural Control Violation Fine Schedule Ver:2.12.24 for non-compliance penalties).

All areas of a site not built on or otherwise developed shall be landscaped.

All street fronting yard area shall be landscaped with trees, lawns, shrubs, and flower beds. Lawn only is not adequate.



Landscape material shall be low maintenance type trees, shrubs, flower beds, and/or planting materials. Xeriscaping and artificial turf are allowed but require design approval. Winter appearance must be considered.

Trees shall be planted at a minimum ratio of one tree per 40m² (430.57ft²) of landscaped area. Wherever possible, trees should be planted in groups.

Shrubs shall be planted in groupings as to create a visual massing.

All plants shall be nursery-grown material and shall conform to the standards of the Canadian Nursery Trades Association.

The minimum size at the time of planting for deciduous trees is 1.524m (5ft) in height. The minimum size at the time of planting for coniferous trees is 1.524m (5ft).

Sod shall cover all areas on a Lot not covered by driveways, walkways, patios, planting beds or certain areas designed to remain natural or undisturbed. Sod may not exceed a slope of 1:3. Seeded lawns will be approved.

New tree planting should be located in positions which do not obstruct views, overshadow neighbouring Lots, and must be indicated on the approved building plans.

Vegetable gardens are restricted to the rear yards of the homes in the development.





8.0 Landscaping



All tree removal and tree replacement shall be done in compliance with any tree preservation bylaw or policies of the district. Subject to the foregoing, existing trees may be trimmed or topped if necessary and may only be removed if they are within 3.05m (10') of the house or if the tree or trees appear to be unstable or are an undesirable species in the opinion of the Design Consultant.

All patios must be finished to match the secondary sidewalks.

Grading and Drainage:

- The Builder is responsible to ensure that foundation excavations are backfilled, and that excess soil is removed from the Lot to an approved disposal area after construction and that landscaping and other site changes do not interrupt the drainage pattern.
- Retaining walls shall not exceed a maximum height of 0.91m (3') above or below the finished grade and the offset from an adjacent retaining wall shall not be less than 0.91m (3'). Retaining walls on the rear property line bordering the WID canal must be built to a height to facilitate the community grading parameters and storm water management plan. All retaining walls, of any height must be constructed according to building codes and permits required by the applicable governing authorities, and compatible to surrounding residences.
- The Builder/ Owner/ is responsible to ensure grading is in conformance with the developments overall storm water management plan.



Proper vegetation is any vegetation that reflects the area and the character of the site. Irrigation systems are acceptable in the front, side, and rear yards.

Playground equipment or structures (e.g., trampolines, swing sets, etc.) are restricted to rear yards.

Outdoor hot tubs and spas require design approval to specify location height, size, and landscape treatment.

Dog kennels are not permitted within the Lakes of Muirfield. Dog Houses are allowed – refer to Page 15.

Owner to ensure that all yards will be kept clean of garbage, weeds, and pet waste.

Water features will be allowed on residential sites; however, they will be upkept to restrict seepage and/or run-off and to maintain water clarity and to control stagnation.





The County shall be responsible for the construction of a dark wire-mesh fence along the rear property line that is contiguous with the canal boundaries. A four-course split rail cedar fence will be built by the County along the rear property line that is contiguous with the Golf Course. Any other rear properties may be fenced by the Property Owner.

9.1 Permitted Styles

- The same design and material as the existing split rail fence; or
- Black powder coated chain link fence, at a maximum height of four (4) feet, may be used.

9.2 Fence Accessories

- A hedge may be used in conjunction with the four-course split rail cedar fence to a maximum height of 1m (3.28ft).
- No slats or any other material are permitted to be attached to your fence.

9.3 Locations and/or Set-Backs

- Fencing must always be located on or inside the Owner's Lot property line.
- On the side yard property line, fencing is only permitted from the rear property line to parallel with the front of the principal façade.
- Fencing is allowed across the rear of the property.

9.4 Gates

- Gates must match the adjoining fence in material and design.
- No gates with direct access to the canal or golf course are permitted on rear fence line.

9.5 Approvals

- During initial construction, these items must be included in the base building submission and not to appear on submitted plans as interior fence "By Owner".
- After initial construction is complete and responsibility for these Architectural Controls has been transferred to the Homeowners Association, fencing, and any changes to same, will have to be applied for at and approved by the Homeowners Association.



10.0 Lighting



Up-lighting and backlighting enhances the appearance of the home and landscaping.

Soft or low voltage lights using white or frosted bulbs are acceptable, as are solar garden lights.

The lights shall not interfere with neighbouring properties or contribute to excessive light pollution.

Exterior light fixtures shall not be located or directed so as to cause glare or illuminate adjacent lots. All exterior light fixture must be distinctive and of high quality and complement the design and finish of the house or landscaping. A driveway lamp post is permitted.

Fixtures complementary to the home exterior and placed to light the front entrance, the address, and strategically along the walkway are suggested.

11.0 Security



Strathmore RCMP at (403) 934-3535.

The Lakes of Muirfield is no longer a gated community. A network of video security cameras is installed, recording 24 hours a day, at the front entrance, overlooking the north, and east emergency gates and in the RV Lot.



12.0 Construction Regulations



These following rules and regulations apply to the construction process.

12.1 Material / Equipment Storage

Builders/owners may be allowed to store their materials and equipment on-site during construction but may not store on any other property.

Items stored will have to be stored in an organized manner, contained to prevent movement by weather effects and covered to ensure site cleanliness.

Builders/owners must ensure that they do not trespass or disturb any other property.

12.2 Use of site

Construction debris and waste must be contained on site in a covered bin and removed at the end of the project, or when bin is full.

Debris may not be burned, dumped, or buried anywhere on site in the community.

Site damage (curbs, site furniture, sidewalks, roadways, vegetation) will be fixed by the responsible builder in a timely manner.

No concrete mixer wash-out is permitted within the Lakes of Muirfield development area.

If the site is not maintained as per these guidelines in this document, the HOA or the Development Authority reserves the right to rectify any deficiencies at the cost of the responsible builder, to include daily road clean up.

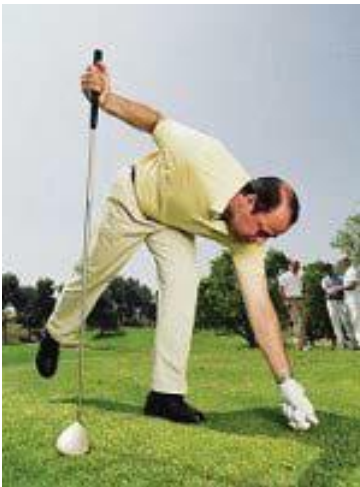
12.3 Vehicles and Parking

Utility trailers (etc.) may be parked on site for the time of construction only, at the risk of the builder.

12.4 Additional Notes

Alcohol is prohibited on the construction site.

Erosion control will be the responsibility of the builder during construction.





12.0 Construction Regulations



12.0 Construction Regulations

Changing oil on any equipment or vehicles is not permitted on site.



During construction on a Lot, the Lot shall at all times be maintained in a neat, tidy, and safe manner so as to cause no unnecessary or unreasonable disturbance, nuisance, or danger to persons or neighbouring Lots. Such maintenance shall be the sole responsibility of the Owner who shall be solely responsible for the costs thereof. If the Lot is not maintained by the Owner, the Design Consultant, or the Development Authority may perform such maintenance as reasonably required, and the costs thereof may be paid from the amount of the security deposit to the party remedying the situation; provided, however, that notice of a default in maintenance under this section shall be given to the Owner, the Owner's Agent or responsible person on the Lot (if any), and the Owner shall be given three (3) calendar days to cure the default, except in the case of an emergency or apprehended emergency, in which case no notice shall be required.

During construction on the Lot, start to finish, it is mandatory to post easily visible signage that includes the builder's name, email address, contact phone number(s) (emergency and regular business hours if different) and the Lot's street address number. Design approval is within the sole discretion of the Design Consultant or the HOA. Any signage on or adjacent to the Lot which has not been approved by the HOA or has been allowed to become unsightly or is in need of repair, may be removed as reasonably required, provided, however, that notice of a default under this section shall be given to the Owner, the Owner's Agent or responsible person on the Lot (if any), and the Owner shall be given three (3) calendar days to cure the default, except in the case of an emergency or apprehended emergency, in which case no notice shall be required.



13.0 Application & Approval Process

13.1 Approval Process



Arcadis will administer the residential/commercial zoning and architectural guidelines. Arcadis will overlook all the drawings and ensure that the design meets the architectural rules and guidelines. In addition, Arcadis will decide whether the design will enhance **The Lakes of Muirfield**.

It is not unusual for the design consultant to recommend enhancements to the architecture which will more appropriately capture the architectural theme. Such recommendations are made with the awareness of cost and are always in the interest of a better designed community.

- Plan Approval:
 - All building plans submitted for approval shall conform to the applicable bylaws and to these stated rules and regulations.
 - Any approval of building plans granted by the design consultant shall expire one year from the date of approval.
- Turn around time:
 - Arcadis will have five (5) working days to review the drawings and to make their decision and comments.



13.2 Submissions

The applicant must submit plans with Arcadis through their website at: <https://www.arcadis.com/>. The website has the capability to receive and approve submissions electronically and store all information online, including architectural approvals. Submissions must include the following:



Site plan (which details the house location; drainage; and spot elevations), floor plans, elevations (for all sides), sections, and a landscape plan.

1 copy must be forwarded to the approving authority with the building permit applications.

*1 copy will be forwarded to **The Lakes of Muirfield** Master Homeowners Association to be kept on file.*

The proper fee payments (as outlined in section 13.3)

A sample colour board showing the colour scheme for the building and all accessory structures.

Documentation indicating ownership / interest in the subject property.



13.0 Application & Approval Process

13.3 Fee Payments

This amount covers the cost of the review of the design documents, an inspection of the completed building construction, and a subsequent inspection of the exterior finishes and landscaping (if required).

Single Family Residential	\$1,000/door + GST
Duplex	\$1,500 + GST
Multi-Family residential	\$200/door + GST
Village Centre/Clubhouse.....	\$0.45/sq. ft. + GST

Reports of each review and inspection will be forwarded to the Builder and HOA. Should the initial documents be rejected, the cost of each further review will be:

Single Family Residential	\$300/door + GST
Duplex	\$275/door + GST
Multi-Family residential.....	\$75/door + GST
Village Centre/Clubhouse.....	\$0.20/sq. ft. + GST

The builder will be required to submit payment to Wheatland County together with the documents at the time of Development Permit application.

Furthermore, the builder will provide the County with a \$25,000 refundable Security Deposit in the form of a certified cheque, or other formats acceptable to the County as a condition of Development Permit approval. This Security Deposit is to ensure compliance with the approved Building Scheme, Building





13.0 Application & Approval Process



Plans and Landscaping Plans. The Owner and/or his builder are required to repair any damage to neighbouring areas or properties, subdivision services or municipal services (including, without limiting the generality of the foregoing, roads, curbs, streetlights, sewer lines, water lines) and to carry out any street cleaning or clean-up of neighbouring areas or properties required as a result of the construction on the Lot. No interest shall be payable by the County on the Security Deposit. The Security Deposit shall be held by the County as long as the County deems necessary. If the Builder has not submitted a landscape plan approved by the Development Authority prior to construction, the Home Owner shall submit a landscape plan that must be reviewed and approved by the HOA. Landscaping must be completed within 6 months (subject to seasonality) of the completion of construction.



Releases are subject to any deductions required for costs. In the event the Security Deposit has been provided by the way of irrevocable letter of credit, no irrevocable letter of credit shall be released until payment of the costs referred to above and, if applicable, a replacement irrevocable letter of credit for these costs, have been delivered to the County. Retention or payment of the Security Deposits by the County in accordance with the terms of this Building Scheme shall not limit or otherwise affect any remedy hereunder, at law or in equity otherwise available to the County.

Construction can only commence after all required County development permits, building permits and approvals have been granted. Any construction prior to receiving these permits and any other approvals will result in automatic forfeiture of the Security Deposit.

The site inspection and the receipt of an approved Ground Elevation Certificate will form the basis of a recommendation to the County regarding the release of all or a portion of the Security Deposit applicable to the specific Lot.

In the event that a home is constructed without an approved design, or the construction of the home does not conform with the approved design, or the Lot is not graded in compliance with the Lot Grading Plan, the Security Deposit shall be absolutely forfeited and payable to the County. The right to determine construction and Lot grading conformance lies solely with the Development Authority.



13.0 Application & Approval Process

Notwithstanding the forfeiture of the Security Deposit, the builder and / or Owner shall remain liable for any subsequent loss or damages however caused or incurred as a consequence of their failure to build in accordance with an approved design or to grade the Lot in accordance with the Lot Grading Plan.

13.4 Development Schedule

The Owner of any homesite has 12 months from the date of purchase and transfer of title to commence construction (commencement date). If the construction of a house on a lot is not commenced within these 12 months, the Development Authority or the HOA shall have the right to go on to the lot and complete suitable landscaping.

The costs thereof, including any on-going maintenance cost, may be paid by the Development Authority from the amount of the Security Deposit. Construction of all buildings must be undertaken diligently and continuously, and foregoing restrictions, the construction of a house must not be discontinued and must be completed as to external appearance, including finished painting, not later than 18 months from the commencement date.

Upon completion and approval of the construction as described above, the Owner has a further 6 months to complete the landscaping.

Should the house construction or landscaping not be completed in the identified time periods, the HOA **or** Development Authority has the right to complete suitable landscaping and the costs thereof, including any ongoing maintenance costs, will be charged to the Homeowner plus applicable administration fees as set out by the HOA Architectural Controls Fine Policy 2021.

13.5 Site Inspections

During construction, the following inspections are required to be completed by the Design Consultant and shall be requested by the Owner or the Owner's Agent at the following times:

- (a) Roof sheathing stage home and site inspection: to be requested upon completion of the roof sheathing of the house and any accessory building to receive approval of work in place. If a siting location or height non-compliance is suspected by the Design Consultant, a certificate from an Alberta Land Surveyor may be required to verify whether there is a non-compliance. Photographs of corrected site non-compliance may be accepted to avoid requiring another inspection at this stage.





13.0 Application & Approval Process

- (b) Completed home and perimeter grade inspection.
- (c) Completed Landscaping inspection: to be ordered within six (6) months after the completion of the house, unless inclement weather results in a delay, in which case, the time period for this inspection shall be extended to account for such delay. This inspection may not be done before sodding is completed. Upon approval of this inspection, the remaining amount of the Security Deposit, if any, will be refunded. If the inspection reveals any deficiencies, the County shall be entitled to remedy the same and the costs thereof, including any on-going maintenance cost, may be paid by the County from the amount of the security deposit.

If it is necessary for repeat site inspections to be performed, a fee of \$250.00 may be charged, for each additional inspection. The fee will be payable to the County for third party inspections.

13.6 Approval Process after Completion of Construction and/or Possession By Homeowner

All exterior landscaping upgrades, renovations, fencing or accessory building additions not included in original plan after home construction is complete and a homeowner takes possession will require HOA approval prior to start of work. An HOA Architectural Approval Request Form is available on the LOM website, www.lakesofmuirfieldcommunity.com, or from our Property Manager, C-Era Property Management c/o mgray@cerapm.com. The form must be filled out in full and submitted to the Homeowners Association Board of Directors in a timely fashion before work will commence. Work should not start until approval in writing is received.

*****Please Note*****

The HOA reserves the right to add, amend, or relax the Architectural Controls at its sole and unfettered discretion.



14.0 Contact Information



Development Authority

Wheatland County

Design Consultant

Arcadis
500, 611 Meredith Road NE
Calgary AB T2E 2W5
Tel: 403-270-5600
Fax: 403-270-5600

Tim Pettigrew
tim.pettigrew@arcadis.com

Civil Engineering

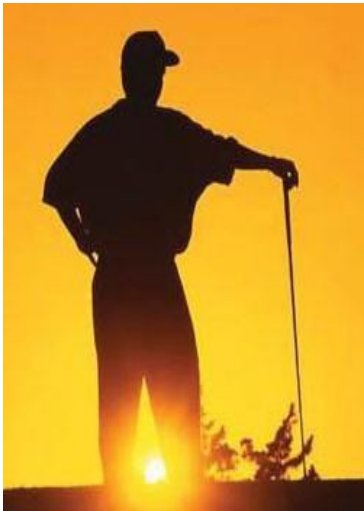
EXP Engineering
375, 7220 Fisher Street SE
Calgary AB T2H 2H8
Tel: 403-692-2610
Fax: 403-509-3035

Mike Ironside
mike.ironside@exp.com

Property Manager

C-Era Property Management
c/o Katelyn Leslie, Community Mgr

kleslie@cerapm.com



Land Surveyors

Maidment Land Surveys Ltd.
10, 141 Commercial Drive
Calgary AB T3Z 2A7
Tel: 403-286-0501
Cel: 403-327-6142

Brent Wilson
bwilson@maidment.ca

Golf Course Designers

Newis-Wilson Design Ltd.
20, 1323 44 Avenue NE
Calgary AB T2E-6L5
Tel: 403-640-1806
Fax: 403-640-1809

Stephen Wilson
dewitgr@telus.net

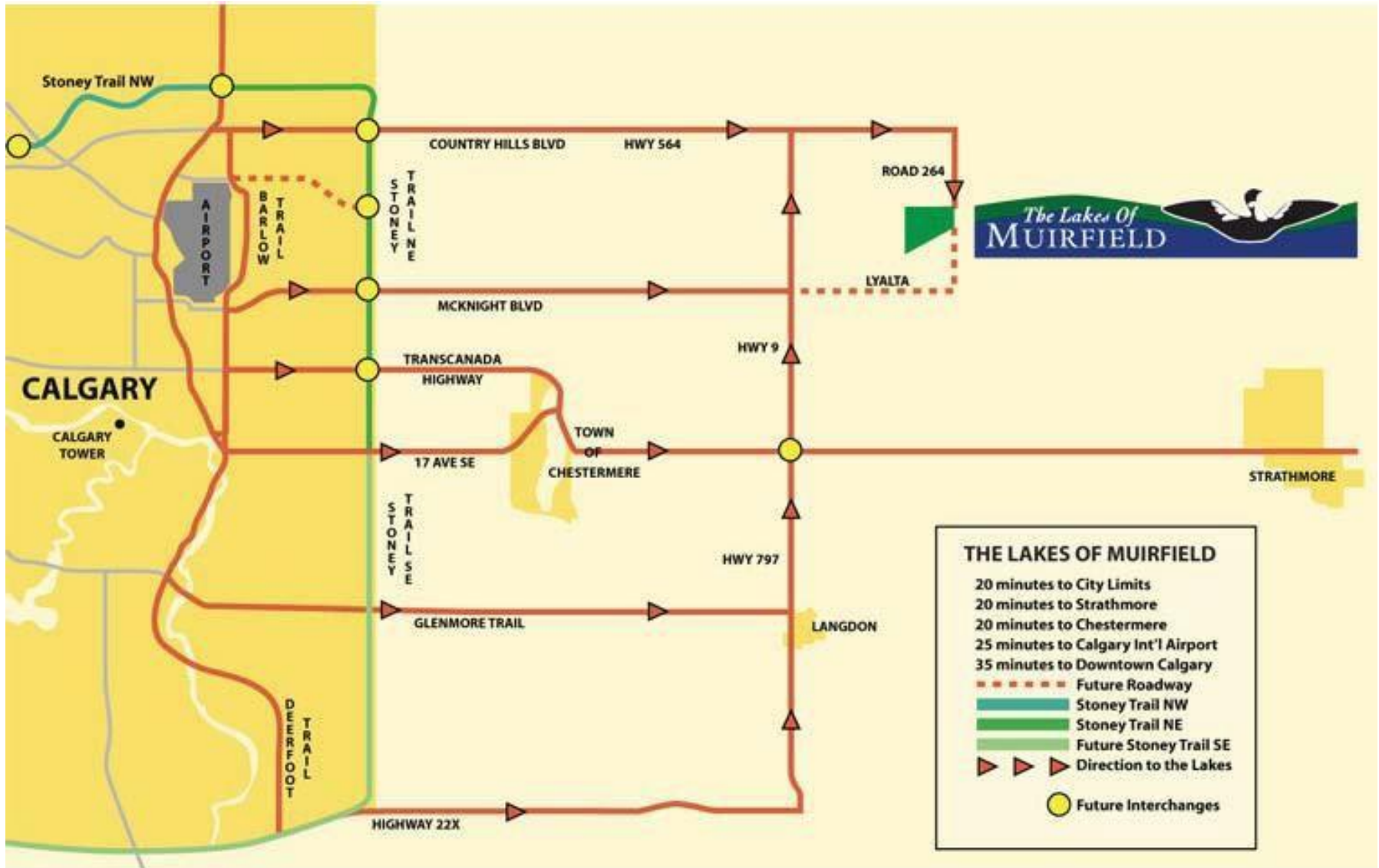
Homeowners' Association

hoa@lakesofmuirfieldcommunity.com



15.0 Appendix

15.1 Area Map





15.2 Typical Rear Walkout - Front Elevation



Typical Rear Walkout
Front Elevation



15.3 Typical Rear Walkout - Rear Elevation



Typical Rear Walkout
Rear Elevation