

Exhibit 1 – Guidelines



Resort & Golf Community

Developed by SILVERADO LAND CORP.

Design Guidelines

Greystone Estates

Come for a Tee Time.....Stay for a Lifetime.....

Welcome to Crown Isle Resort & Golf Community

IN order to achieve the long term vision of both the Greystone Estates subdivision and Crown Isle Resort & Golf Community, we have prepared the following Design Guidelines so that both the homeowners and the developer, Silverado Land Corp. (“**Silverado**”) can benefit from the high residential building standards.

Crown Isle is a high-quality urban community developed by Silverado Land Corp. The Community is located within the boundaries of the City of Courtenay. The 871-acre site consists of two integrated components – **a world class, full-service Destination Golf Resort and a comprehensive Master Planned Residential Community**. The development includes an 18-hole championship golf course with a 48,000 sq. ft. clubhouse with all the amenities, single & multi-family home sites, existing and future commercial center along with exquisite on-site accommodations consisting of 88 Villas with the option of a fractional ownership program. When complete, the Crown Isle community will have approximately 2700 living spaces integrated with 80 acres of developed commercial property. Silverado is committed to the creation of a beautiful setting in which to enjoy the best of **Canada’s West Coast Lifestyle**.

The heart of the community is an 18-hole championship golf course designed by Graham Cooke and Associates. Crown Isle’s master plan carefully integrates housing with the golf course and open space in small neighborhood clusters to ensure the maximum privacy, safety and amenity for all homeowners. Golf course views throughout the development are available for all to enjoy. High standards will be ensured from the ground up through the comprehensive planning process, attention to detail, and our quality assurance program outlined for home construction.

The purpose of the Greystone Estates Design Guidelines is to ensure a sense of design continuity for the entire development. Such continuity enhances land values, provides a visually appealing living environment and encourages design creativity within a consistent framework. These Design Guidelines will help to maximize the market potential of Crown Isle and Greystone Estates by ensuring:

- *effective high-quality standards*
- *integrated streetscape and home design*
- *design continuity throughout the subdivision*
- *excellent living conditions*

Our approach offers variety and choices for individual home sites while ensuring that each home contributes to the overall look and feel of the community. Silverado will assist all homeowners by assigning an **Approving Committee** to co-ordinate and manage each step of the approval process. The Approving Committee is for the benefit of all individual homeowners and Silverado. Their purpose is two-fold: to ensure the ongoing relevance and applicability of the Design Guidelines through revision and amendment as deemed necessary; and to review all proposed Buildings and Improvements as a means to ensure compliance of the Design Guidelines as outlined.

To ensure that the Greystone Estates Design Guidelines are adhered to, a **\$5,000 compliance fee** is to be paid to Silverado when the Lot is purchased. Non compliance with these Design Guidelines may result in the loss of the \$5,000 fee. This compliance fee will be returned after final approval of completed construction and landscaping by Silverado’s Approval Committee.

How To Use This Guideline

DESIGN GUIDELINE OBJECTIVES

Design Guidelines are the mechanism which contributes to the assurance of a high level of quality design and construction in the Greystone Estates subdivision.

This document must be read in conjunction with the Statutory Building Scheme and its schedule of restrictions. The Statutory Building Scheme is a restrictive covenant on title of each individual property.

DESIGN REVIEW PROCESS

- a) An owner (“or agent / builder”) shall submit for a preliminary consultation, an initial proposal for the type of housing and landscaping being contemplated. This will allow the owner (agent / builder) to become aware of any design considerations that are particular to the site. **(See Appendix “D”)**
- b) **For the final approval, the owner (agent / builder) shall submit a final copy of the following information to the Approving Committee (the Approving Committee is a group designated by Silverado).**
 - 1. **Drawing of the house plans including all elevations.**
 - 2. **A site plan identifying all the information relating to the dimensions of the lot and building, siting of the building on the lot, the proposed and existing elevations at each corner of the proposed building plus the finished grade of each of the lot corners. The site plan should also identify the location and slope of the driveway.**
 - 3. **A landscaping plan to a rough scale including names and location of all trees and shrubs. If a fence or shed is planned a sketch showing the location, style and finish must also be presented for approval.**
 - 4. **A drainage and lot grading plan along with sedimentation and erosion control plan.**
 - 5. **A complete House Plan Approval Application form (Appendix “B”) for house plan approval indicating colours, materials and other specific information as requested on the form. Sample colours must be provided.**
 - 6. **A professional site survey completed by a BC Land Surveyor.**
- c) The Approving Committee shall review this submission and, in written form, recommend approval or alterations that must be made to ensure adherence to these guidelines.
- d) The owner (agent / builder) can make submission for a building permit (to the City of Courtenay) after approval is granted by the Approving Committee. Any subsequent changes by the owner (agent / builder) from plans approved by Silverado must be submitted to Silverado in writing or by email and must be approved in writing or by email by the Approving Committee.
- e) Prior to commencement of house construction, the owner (agent / builder) is to advise Silverado of any damages to lot services, curbs, sidewalks or roadways on or adjacent to the lot or other unacceptable situations concerning the lot.

Photos of any damage should be included. Failure to contact Silverado will be deemed to indicate satisfaction with the condition of the lot.

- f) Silverado Land Corp. or a designee from its Approving Committee will carry out on-site inspections during construction to ensure compliance with approved plans. Changes to the approved design must be submitted in writing or by email for approval by the Approval Committee. Changes or non-compliance will result in a loss of a portion or all of the Compliance Fee **in addition to other remedies available to Silverado Land Corp.**

Changes required by the municipality during construction must be submitted by the owner (agent / builder) to the Approving Committee who may require further amendments in order to allow for municipally required changes without detriment to the overall development.

External appearance of the building and / or addition must be complete within one year from the date of approval of the building plans by the Approving Committee.

Upon completion of the house and all required landscaping, the owner (agent / builder) shall request a final inspection by Silverado.

A deposit release shall be issued if construction and landscaping is in compliance with the approved drawings, or the owner (agent / builder) will receive a list of deficiencies to be completed before the security deposit is released.

**USE OF HOUSE PLAN
REVIEW SERVICES**

The applicant acknowledges that the house plan review is provided as a service and that the developer and its Approving Committee assume no responsibility for the accuracy of the information provided, or for any losses or damages resulting from use thereof.

The applicant further acknowledges that he will hold the developer and the members of its Approving Committee harmless from any action resulting from the use of this information.

The approval is subject to the Design Guidelines and the following:

1. This sheet must be signed by the owner (agent / builder) and the Approving Committee (agent) prior to Building Permit Release.
2. The exterior finishes, detailing, and overall appearance of the completed building will be indicated on the approved drawings, sample board and this sheet. Any revisions must be submitted to this office for review and approval. Any departure from the approved drawings without prior approval may result in the loss of all or a portion of the Compliance Fee **in addition to other remedies available to Silverado Land Corp.**

CONDITIONS OF APPROVAL

Legal Description _____ Civic Address _____

CONDITIONAL APPROVAL

FINAL APPROVAL

Date: _____ Date: _____

Owner (Agent) _____ Owner (Agent) _____

Phone: (W) _____ (H) _____

Approving Committee (Agent) _____ Approving Committee (Agent) _____

Recorded by: _____ Recorded by: _____

Signature: _____ Signature: _____

CROWN ISLE BUILDING APPROVAL PROCESS

1. REGISTRATION OF TITLE AND COMPLIANCE / LANDSCAPING DEPOSIT (\$5,000)
2. PRELIMINARY CONSULTATION
3. PREPARE HOUSE PLANS
4. APPLICATION TO SILVERADO (APPROVING COMMITTEE)
5. ACCEPTANCE OF PLANS - OR - REJECTION OF PLANS
6. APPROVED
7. BUILDING PERMIT APPLICATION (CITY OF COURTENAY)
8. CONSTRUCTION
9. FINAL INSPECTION
10. APPROVAL OR REJECTION
11. REQUEST FOR REFUND OF DAMAGE DEPOSIT
12. REFUND OF DEPOSIT

Please note:

Silverado's agent (the Approving Committee) reserves the right to grant approvals beyond the parameters contained herein when it is deemed to be in the best interests of the community.

GUIDELINES FOR THE LOT

ARCHITECTURAL THEME

The design of the dwelling units should follow a West Coast / Craftsman / French Country / Modern Farmhouse styling and contain enough variety to create interest while at the same time achieving a balanced harmony of forms, colours, and themes. The dwelling units should compliment the neighbourhood by avoiding overpowering shapes and volumes, providing smooth transitions between different styles and protect the privacy of neighbouring living areas where possible.

SITING AND SETBACKS

The siting of each house shall take into consideration the natural characteristics of the lots, existing tree cover and the relationship to the street and neighbouring houses. Over-shadowing neighboring houses and yards should be avoided when possible.

Minimum setbacks for the principal building within Greystone Estates are:

Front:	7.5 metres	25 (feet)
Side:	1.5 metres	5 (feet)
Side:	Corner Lot	
	3.04 metres	10 (feet)
Rear:	9.0 metres	30 (feet)

Silverado will consider a minor reduction in either the front or rear setback on a case by case basis given the proposed setback enhances the overall housing design and streetscape.

The height of a proposed home is determined by the City of Courtenay Building by-laws as well as the approval of Silverado's Approving Committee who will take into consideration the overview and overshadowing of neighbouring housing.

It is the owner's (agent's / builder's) responsibility to identify the location of easements and right-of-ways and to comply with the setback requirements established by Silverado and the City of Courtenay.

To create an interesting streetscape and maximize privacy, Silverado may establish specific setback requirements on an individual basis during the design approval process. Silverado has established setback requirements for all lots. It will be the responsibility of the owner to check these setbacks during the first stage of the approval process.

Accessory buildings where permitted, shall comply with the minimum setback requirements set out by the City of Courtenay Zoning by-laws and must receive approval from the Approving Committee as to the design, finish and location on the Lot.

SITE COVERAGE: HOME SIZES AND TYPES

All homes must meet the following minimum standards and must fall in one of the four allowable categories of homes listed below.

Two Story Homes: A minimum finished living area of at least 2,000-sq. ft. is required excluding the garage. Finished main floor living area shall be at least 1,500 sq. ft. **No basement entry homes are permitted.**

Story & A Half: A minimum finished living area of 2,000 sq. ft is required excluding the garage. The main floor area shall be at least 1,500 sq. ft. This type of home is lower in profile than the two-story home. The roof begins at the one-story level with the roof pitch high enough to allow headroom in about one half of the second floor.

Split Level Homes: A minimum finished living area of at least 1,800-sq. ft. is required excluding the garage.

Ranchers: A minimum finished living area of at least 1,600-sq. ft. is required excluding the garage.

**Silverado reserves the right to refuse a submission that does not meet the requirements.

LOT GRADING AND RETAINING WALLS

Drainage and grading plans must be submitted along with an Erosion and Sediment Control Plan (conforming to Appendix "A") prior to construction. No mud, silt or silty water may be discharged into the storm drains, ditches, lake or roads. Lot grading is to follow the natural slope of the land. Installation of storm drainage on the perimeter of the property may be necessary. Lot slopes should be absorbed within the building massing as much as possible (i.e. Stepped foundations and floor levels) to minimize the need for grades steeper than 3:1. **It is the responsibility of the high side property owner to provide proper retaining when required. It is also the responsibility of the high side property owner to mitigate surface water runoff on to the lower property.**

House excavation or construction shall not be allowed to undermine the slope stability of any sidewalk or roadway base. If excavation or construction near a sidewalk or roadway base is unavoidable, appropriate temporary and/or permanent earth retention will be required. Additional measures may be required regarding foundation walls where service easements exist on the lot.

Where retaining walls are required along side and/or rear lot lines, split-face Allan Block at a 6-degree pitch will be required. Other forms of retaining including blast rock, natural stone, etc. will be considered within overall landscape plans that might include some tiering within the front or rear yards.

Retaining walls will be limited to an exposed height of 1.2 metres (4 feet) unless it can be proven that a higher wall is necessary. If so, a stepped form shall be used to reduce the walls visual mass. All retaining walls and their footings are to be within property lines.

Drains may be required in some instances, particularly in rear yards, and this possibility should be addressed during the preliminary planning stages. **All required retaining including materials to be used, must be approved by the Approval Committee before construction.**

GUIDELINES FOR THE HOUSE

EXTERIOR DESIGN

An overall quality standard in Greystone Estates will be maintained through variation in individual house designs, repetition of some architectural elements and use of a uniform quality of material.

Special attention to consistency in the exterior treatment of the house is necessary. **Detailing which is important to the design's integrity is considered essential and should not be omitted for budget reasons.**

EXTERIOR SIDING

In general, materials used on the front of the house should be used on all other faces of the building. Wood, stone, hardiplank or combinations of these materials are encouraged. A minimum of three textures is required. Wood siding or hardiplank is to be applied either horizontally or vertically and in the same direction on all elevations with the exception of horizontal hardiplank transitioning to board & batten.

Stucco may be used but with a heavy textured finish only. Swirled or other obvious patterned stucco finishes are not acceptable. Stucco houses, as well as wood finished homes, require special detailing for the window and door treatment on all windows and doors visible from the street and the golf course.

WINDOWS / DOORS

Window frames are to be in a colour complementary to exterior siding. Muntin bars must be used on all windows visible to the street with the exception of having transom windows installed above picture windows. The transom windows would still require muntin bars. Taped or artificial muntin bars will not be allowed. Two story bay windows shall not be permitted on the front facade.

Front doors will be relief panel doors of solid construction or glass-paneled doors painted or stained to complement the exterior finish. Exterior architectural lighting shall be one or more matching custom fixtures on each house. Door hardware should complement the architectural lighting and house numbers. Samples must be submitted for approvals.

EXTERIOR TRIM

Trim boards used around windows and doorways shall be finished in a complementary colour. Larger trim boards are required (minimum 6"). Corner moldings and other architectural elements used on the front of the house shall be used on all other faces of the building. Minimum 10" belly bands are encouraged adjacent to grade. False front treatments and over embellishment of the front entrance will not be allowed.

STONE ACCENTS

Accent stone must turn the corner 0.61-m (2.0-ft.) or meet the chimney. Any variations of this due to construction details must be approved before construction. The colour and pattern of stone must blend or be complimentary with the siding. Stone shall be neutral and even toned. Strong reds, black or white are not allowed. Natural stone is encouraged but cultured stone will be considered; multi-coloured stone is not permitted.

CHIMNEYS / EXTERIOR VENTING

Chimneys in the front half of the house must be framed and finished with stone, siding or stucco to match finish of the house.

No cantilevered chimneys are allowed. The framing shall be taken down to finish grade.

The exposed portion of the metal “A” vent, which appears above the framing, must be kept to the minimum height allowed by the code. The “B” vent shall be located on a rear slope or wherever it is least visible to public view. “B” vents that, due to serious planning constraints, must appear on a front slope shall be located close to the ridge. Any “B” vent over 3’0” high on a front or back slope shall be framed and finished with brick, stone, siding or stucco to match the finish of the house.

FOUNDATION WALLS

Exposed concrete foundation walls are not to exceed 0.45 metres (18 in.) in height. Exposed surface to be ground smooth, filled with cement, washed or parged finish. Minimum 10” belly bands are encouraged adjacent to grade. It is recommended that the elevations from the curb to the main floor not exceed 2’0”. **All elevations must be approved** by the Approving Committee **before the start of construction**.

HOUSE COLOUR

In general, the appearance of quality in the development will be maintained by not using bright, garish colours. Only the use of natural colour tones in stucco or stains on cedar siding or Hardiplank and/or other new approved products with complementary trim are acceptable. Repetition of identical colour schemes within a **2-lot radius** on the street will be rejected. House colours must be approved by the Approving Committee before construction.

ROOFING / OVERHANGS

Concrete tiles, cedar shake, cedar shingle, Enviroshake, Enviroshake rubber panels and/or other new products approved by Silverado will be allowed. Roof colors must be neutral, even-toned colours. Duroid or metal is not allowed. The roof pitch must be between **8:12 and 12:12** with the majority of the pitch being the same. Roof materials and colour must be approved by the Approving Committee before construction.

Overhangs to be a minimum of 24 in. on the main level with a minimum 1x4 on 2x10-in wood fascia combined with 18-in. soffit and 1x4 on 2x10-in wood fascia on the upper level. Wider fascia boards are encouraged. A unique roof design may result in a variation of the above. Fascia boards may be eliminated if a special gutter incorporating a fascia feature is used. The construction of soffits is to be of the same material as the exterior of the home or an alternate of aluminum, cedar or vinyl. Any variation of the above must be approved by the Approving Committee before construction.

All roof stacks, flashing, etc. are to be painted brown or other approved colour to make them as inconspicuous as possible. Gutters and rainwater leaders and soffits are to be finished in a compatible colour.

SOLAR PANELS

Solar panels incorporated into the roofing layout of the primary building, pergolas and other structures are allowed on a case by case basis approved by the Approving Committee. Currently only solar panels adhered to the actual concrete roofing tiles will be approved as part of the roofing system on the primary building on the lot. Silverado will continue to investigate new solar alternatives for future approval.

DRIVEWAYS AND GARAGES

Driveways are predetermined in Greystone Estates. Any changes to the location of the letdown must be approved by both Silverado and the City of Courtenay. Any changes would then be installed by the City of Courtenay at the owner's expense.

Exposed aggregate concrete and/or interlocking pavers are mandatory and the minimum driveway slope is governed by the City of Courtenay Building Code. Stamped concrete may be considered as an alternate. All driveways are to have a minimum 16" border of contrasting material (i.e. stamped concrete, interlocking pavers, etc.). Colors and texture must be approved by the Approving Committee before construction.

All garages must be minimum double sized with **two separate off-set garage doors** rather than one double garage door and must complement the style of the house. Detached garages, which complement the house, will be considered.

Garage doors shall not exceed 8' in height unless approved by Silverado. The height of wall faces between the top of the garage and the underside of the fascia shall not exceed 2'.

Garage doors must be painted or stained in colours complimentary to the design of the house exterior. Garage door colors must be approved by the Approving Committee before construction.

ADDITIONAL BUILDING HEIGHT AND MASSING REQUIREMENTS / RESTRICTIONS

Building height is governed by Courtenay's zoning by-laws.

The Approving Committee will consider the compatibility of the height, massing and siting of each house submitted for approval as it relates to the neighbouring houses in Crown Isle.

Special height and massing treatments are required for corner lots and those lots next to major open spaces. To take advantage of street views and to soften the visual impact:

- A) Houses on corner lots should be single story or split up from the flanking street.
- B) Houses on corner lots shall be designated to face both streets with roof and wall elements that turn the exposed corner. The opportunity to have the driveway on one side and the front entry on the other side should be considered.

GUIDELINES FOR THE STREETScape

REPETITION OF HOUSE PLANS / COLORS

The same house plan may not be repeated within a **5-lot radius** on either side of a street. This would include any reversal or mirror images of house plans. Repetition of identical colour schemes within a **2-lot radius** on the street will be rejected. **All house plans and colors must be approved** by the Approving Committee **before the start of construction**.

LANDSCAPING

Silverado requires the owner (agent / builder) to complete front, rear and side yard landscaping within six months (weather permitting) of completion of house construction. The landscaping includes topsoil, grading, sod or seeding and underground sprinkler system (front and back). Planting trees and shrubs in yards is required and includes **3 deciduous trees, minimum 2" (5 cm) caliper, minimum 8' height (2.5 m) with at least one in the front yard**, and 30 evergreen shrubs, minimum #2 pot size. Location, species and caliper of tree to be specified by Silverado prior to completion of front yard landscaping. (See Appendix "C" – Approved Tree & Shrub Selection)

Tree and shrub planting in front yards should be designed to complement the individual home and streetscape. A complete landscape plan is to be submitted outlining the name(s) and location(s) of all trees, shrubs and additional plant material plus the location of the decks(s) and/or shed where applicable. **The landscape plan must be approved by the Approving Committee before the start of construction.**

LOT MAINTENANCE

Should the owner (agent / builder) elect not to proceed with construction on their lot, then the owner agrees to maintain the lot on an ongoing basis in a neat and tidy manner acceptable to Silverado Land Corp. Should the owner (agent / builder) fail to comply with this clause to the satisfaction of Silverado, then upon written notice to the owner, Silverado may, at its option commence to maintain the lot and any costs incurred shall be payable by the owner to Silverado.

FENCING AND HEDGES

No fence or hedge shall be erected in the front yard of any lot except where approved by the Approving Committee. Only approved cedar fencing (As shown in Appendix "E") to a maximum height of 6' will be allowed in rear and side yards excluding lots that back onto the fairway.

On lots backing on to the fairway, approved cedar fencing will be allowed in the side yard to a maximum of 15' past the rear corner of the main dwelling. Approved wrought iron or powder coated aluminum fencing (black) will be considered in rear yards to a maximum height of 4'. All cedar fencing will be stained dark brown (Color – Cloverdale Sunfast, Greystone Charcoal) for a continuous look throughout the development. Ornamental screen shrubbery, either broad leaf evergreen or coniferous will be considered as an alternative to fencing. On lots backing onto the fairway only hedging to a maximum of 4' will be approved.

All fence decisions, location, color, and height must be approved by the Approving Committee before construction.

POOLS AND HOT TUBS

All swimming pools are to be in-ground, fenced and located in rear yards only. All hot tubs are to be located in rear yards. Swimming pools, swim spas and hot tub locations and elevations **must be approved by the Approving Committee before construction.**

RECREATIONAL EQUIPMENT AND ACCESSORY BUILDINGS

Trailers, boats, motor homes, commercial vehicles, recreational equipment, and other similar equipment are required to be stored inside your garage or an additional accessory building. No mobile home, modular home or any of the items listed above shall be placed, maintained or occupied on any lot unless for the sole purpose of loading or unloading and for a period no longer than 4 days.

Accessory buildings are restricted to the rear yard. Accessory buildings must be the same color and be constructed with the same siding and roofing materials as the existing house. Only one accessory building on a lot is allowed. The location, style and height of accessory buildings must be approved by the Approving Committee before construction. Accessory buildings approved on lots backing onto the golf course must be screened with approved vegetation. All service connections to accessory building must be underground. Accessory buildings should be incorporated into the house design where possible.

SIGNAGE

Signs erected by an owner (agent / builder) must be approved by Silverado. Only Silverado's agent may erect large signs. Only one "For Sale" sign may be placed on the roadside of any home site.

Silverado will provide metal sign holders if required upon receipt of deposit (\$50.00). The cost of the graphics is the responsibility of the owner (agent / builder) of the lot. Upon successful sale or completion, the sign holders shall be returned to Silverado for full refund.

PROTECTION OF CURB, SIDEWALK AND UTILITIES

The owner (agent / builder) is responsible for the cost to repair any damage to curb, sidewalk, roadways or service connections as a result of house construction. The owner (agent / builder) should inspect the lot prior to construction and inform Silverado and the City of Courtenay of any existing damage. Once the house is constructed, the lot and adjacent services will be inspected by the City of Courtenay to inspect if any damage has occurred. All damages will be repaired by the City of Courtenay at the expense of the owner (agent / builder).

APPEARANCE DURING CONSTRUCTION

The owner (agent / builder) is required to keep the lot and the flanking street and sidewalk clean and orderly during construction. Special precautions shall be taken during construction regarding erosion and sedimentation control. Owner's (agent's / builder's) negligence shall be charged for any clean up carried out by Silverado. No supplier or jobber signage is permitted and all windblown construction materials are to be contained. In addition, all construction sites must have an on-site portable toilet.

ADDITIONAL REQUIREMENTS / RESTRICTIONS

No **heat pumps, satellite receiving devices** or other exterior devices shall be placed in or on a building or lot unless the siting and/or decibels have been approved by the Approving Committee. All heat pumps must not be visible from the street and the golf course and must be screened from view.

Garbage containers and compost bins are not to be visible from the street and the golf course and must be screened from view. No outside incinerators or other equipment for the disposal of garbage, trash or other waste shall be used. No pole mast, antenna or clothesline may be erected or installed on any lot.

APPENDIX “A”

EROSION AND SEDIMENTATION CONTROL RECOMMENDATIONS

The owner (agent/builder) of each lot shall be responsible to develop and implement an Erosion and Sediment Control Plan for each lot that minimizes risk of sedimentation leaving the site and entering the storm water system during all phases of the project. Erosion and sediment control measures should be maintained until all disturbed ground has been permanently stabilized, suspended sediment has resettled in onsite catchment facilities and runoff water is clear. The plan should, where applicable, include:

SITE PREPARATION AND MAINTENANCE

Install gravel/crush in the driveway area of each lot at the time of excavation. All machinery/vehicles to access/leave site through graveled area only. Limit vehicle access off the paved road as much as possible including limiting to dry days when tracking of dirt/mud will be minimized. Clean dirt/mud that is tracked onto the road by vehicles by shoveling/sweeping back onto the lot.

Installation of effective erosion and sediment control measures including sediment fencing, straw bales and/or other approved methods before starting work to prevent sediment from entering the storm water system. Cover the entire length of street edge, storm drains and where any turbid water is being created with straw and/or sediment fencing. Regular inspection and maintenance of erosion and sediment control measures and structures during the course of construction should occur along with continual repairs and/or replacement to ineffective mitigation measures to erosion and sediment control if damage does occur.

Measures should be installed for managing both water flowing onto the site, as well as water being pumped/diverted from the site. Builders must ensure sediment is filtered out prior to the water entering the storm water system. For example, pumping/diversion of water to a vegetated area, construction of a settling basin or other filtration system.

Construct sumps and check dams in any ditches on site which should be constructed of clean coarse rock or straw bales. Geotextile fabric can be used to strengthen dams and provide some filtration as well. At all costs we need to avoid directing turbid water into the storm drains. Contain turbid water within the site as much as possible.

Ensure measures are in place for containing and stabilizing waste material (e.g., dredging spoils, construction waste and materials, uprooted or cut trees/plants, accumulated debris) above the high-water mark of nearby waterbodies to prevent re-entry.

Conduct earth works during dry conditions whenever possible (i.e. when no surface water run-off is present) and cover as much as possible any spoil piles especially the base, with poly sheeting or tarps. Remove all spoil piles as soon as the weather and site conditions permit.

HEAVY RAIN EVENTS

During heavy rain events, special attention should be given to ensuring all measures outlined above are working effectively to disperse and dissipate or contain water that is pooling and flowing into the storm drain system.

During heavy rain events avoid operating heavy equipment/machinery on the exposed soils. Heavy equipment use should cease when soils are saturated and surface water is pooling and/or flowing from the exposed soils. Use of heavy equipment should not recommence until soils are sufficiently dry so that no run-off is occurring from the exposed soils or machines causing hydraulic lifting of mud (fine sediment particles).

APPENDIX "B"

Silverado Land Corp.
House Plan Approval Application

Subdivision: Greystone Estates

Date:

Building Lot# Subdivision Plan# Civic Address:

Compliance Fee (\$5,000) Date Received: Date Refunded:

Applicant: House Type
Address: Rancher Storey & 1/2 Two Storey Split Level
Phone: / Square Feet / /
Email: Ground Floor 2nd Floor Total

Builder: Siding:
Contact: Material:
Phone: / Colour:
Email:

Roofing Main Pitch Trim
Material: Material:
Colour: Colour:

Chimney Yes/No Colour: Rockwork or Brick
Soffit: Colour: Type:
Garage Door Colour:

Style:
Colour: Landscaping
Driveway Material: Site Drawing:
Walkway Material: Retaining Wall
Material: Colour:

Heat Pump Fencing
Type: Material: Colour:
Location: Accessory Building / Shed Yes / No

Owner / Agent
I am fully aware of the Building Scheme and Design Guidelines associated with my property within Crown Isle Resort & Golf Community.

Name: Signed:

Witness: Signed:

APPENDIX “C”

Silverado Land Corp. - Approved Tree & Shrub Selections

(Deer & Rabbit Resistance Varied)

Trees – Mature Height 30’ +

Ash
Beech Varieties
Birch Jaquomonti
Catalpa
Fir
Hemlock
Katsura Varieties
Liquid Amber Varieties
Maple Armstrong
Maple Crimson King
Maple Crimson Sentry
Maple Drummondii
Maple Emerald Queen
Maple October Glory
Maple Red Sunset
Maple Royal Red
Mountain Ash Varieties
Nordman Spruce
Pin Oak
Pine Varieties
Red Oak
Sequoia Varieties
Sour Gum
Tulip Tree
Western red Cedar
Willow Varieties

Trees – Mature Height 20’ – 30’

Magnolia Evergreen Varieties
Crab Apple Varieties
Japanese Maple Varieties
Beech Varieties
Dogwood Varieties
Flowering Apple
Flowering Cherry
Flowering Pear
Ginko Varieties
Katsura Varieties
Laburnum
Lilac Ivory Silk
Liquid Amber Varieties
Magnolia Deciduous Varieties
Maple Kelly’s Gold
Maple Negundo
Maple Paperbark
Maple Crimson Sentry
Mountain Ash Varieties
Pine Varieties
Redbud
Saskatoon Autumn Brilliance
Serbian Spruce
Silk Tree
Tallia Fastigiata
Willow Varieties

Trees – Mature Height 10’ – 20’

Beech Varieties
Birch Youngii Weeping
Birch Youngii Contorted
Camelia
Caragana Weeping
Crabapple Weeping
Dogwood Varieties
Fringe Tree
Ginko Varieties
Japanese Maple Varieties
Japanese Snowball
Japanese Stewartia
Laburnum Weeping
Magnolia Deciduous Varieties
Magnolia Evergreen Varieties
Pine Varieties
Willow Varieties

Evergreen Hedging – Tall

Emerald Cedar (Needs Deer Protection)
English Laurel
Leylandii Cypress
Portuguese Laurel
Western Red Cedar
Yew (Needs Deer Protection)

Evergreen Hedging - 4’ – 10’

Boxwood
Japanese Holly
Holly Blue Girl / Blue Boy
Nandina Moonbay or Gulfstream
Osmanthus Burkwoodii, Delavayi or Goshiki
Russian Laurel

Hardy Shrubs

Azalea
Barberry
Blueberry
Blue Star Juniper
Boxwood
Burning Bush
Butterfly Bush
Camellias
Creeping Junipers
Daphne
David’s Viburnum

Dwarf Maples
Dwarf Mugo Pines
Dwarf Threadleaf Cypress
Forsythia
Heather
Heavenly Bamboo
Japanese Willow
Mexican Orange Blossom
Osmanthus
Pieris
Potentilla

Hydrangea
Rhodendrens
Skimmia
Smoke Bush
Spirea
Tall Oregon Grape