

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

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ADVISORY

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RESTRICTIVE COVENANT

WHEREAS:

1. Whitetail Crossing Inc. (hereinafter referred to as the "*Developer*") is the registered owner of the lands situated in the Town of Mundare, in the Province of Alberta described in the Land Schedule annexed hereto and marked as Schedule "A" ("*Lands*").

2. The *Developer* is in the process of developing the land as a series of residential lots, surrounding a golf course.

3. In order to provide that the land and each and every part thereof will be developed on a well planned and uniform basis of high standards of appearance, it is desirable that the *Developer* annex to and for the benefit of the *Lands* and each and every part thereof certain restrictions, covenants and conditions restrictive in nature in respects of the exterior design, use (to the extent that use is a function of design) and development of the *Lands*, and the buildings, structures, improvements and premises to be erected on each and every part of the *Lands*, all as hereinafter set forth, which restrictions, covenants and conditions are not meant to detract or derogate from the Land Use Bylaw of the Town of Mundare, but are in addition and supplementary to, the restrictions, covenants and conditions contained in the Land Use Bylaw.

4. Compliance with the Design Guidelines pursuant to this Restrictive Covenant shall be a requirement of any Development. The Design Guidelines are intended:

- (a) as a reference and guideline for use by the *Developer* in evaluating any specific development proposal to ensure compliance with the Design Guidelines, until the Initial Developments on all of the lots comprising the *Lands* have been completed; and
- (b) subsequently, to ensure that certain objective standards relating to the buildings, structures, improvements, and premises to be erected on each and every part of the *Lands* are maintained.

5. It is desirable that the *Developer* annex to the *Lands* certain conditions and covenants, restrictive in nature, in respect of the Design Guidelines for the benefit of the *Lands* and for the common benefit of the *Developer* and any and all of the subsequent Owners of the *Lands*, and it is desirable that the restrictive conditions and covenants be enforceable between the Owners, from time to time, of the *Lands*, and that the *Developer* and any and all of the subsequent Owners of the *Lands* be bound by the Restrictive Covenants and Conditions, and that the Restrictive Covenants run with the *Lands*.

NOW THEREFORE the *Developer* as owner of the dominant and servient tenements, covenants with himself and grants to himself and does annex to and for the benefit of the *Lands* and each and every part thereof and for the common benefit of the

Developer and of any and all subsequent Owners of the *Lands* and each portion thereof the following restrictions, conditions and covenants restrictive in nature, the benefits and burdens of such restrictions, conditions and covenants to run with the *Lands*.

ARTICLE I

INCORPORATION OF RECITALS AND DEFINITIONS

1.1 The recitals hereto are incorporated in this Restrictive Covenant and shall form part hereof.

1.2 For the purposes of this Restrictive Covenant including the recitals, the terms defined in this Article I shall have the meanings herein specified. The terms:

- (a) "Design Guidelines" shall mean the Architectural and Landscape Guidelines attached hereto as Schedule "B".
- (b) "Development" means the carrying out of any construction, addition, repair or replacement of any building, structure or improvement on, or excavation of the *Lands*, and includes any Initial Development.
- (c) "Developer" shall mean Whitetail Crossing Inc. and its heirs, successors and assigns.
- (d) "Initial Development" means the carrying out of the first construction of a single-family residence on each lot comprising the *Lands* or the erection of any fence or fencing within twenty years following December 14, 2005.
- (e) "Objective Standards" means those standards identified in paragraphs 2.0, 3.4(a), 4.1(a), (b) and (c), 4.5(a) and (b) and 6.1 of the Architectural and Landscape Guidelines attached hereto as Schedule "B".
- (f) "Owner" or "Owners" means any person who acquires the *Lands* or any part thereof, whether legally or beneficially, and any successor to such person.

ARTICLE II

COMPLIANCE

2.1 Each Owner proposing Development and carrying out a Development is responsible for ascertaining and complying with:

- (a) the requirement of any Federal, Provincial or Municipal law applicable to such proposed Development;

- (b) the conditions of any easements or restrictive covenant in respect of the *Lands*;
- (c) all of the restrictions, conditions and covenants contained in this Restrictive Covenant, if the proposed Development is an Initial Development; and
- (d) those restrictions, conditions and covenants contained in this instrument and referred to as the Objective Standards, if the proposed Development is a Development other than an Initial Development.

These restrictions, covenants and conditions are not to detract or derogate from any Land Use Bylaws of the Town of Mundare, but are in addition to, and supplementary to, the restrictions, covenants and conditions contained in the Land Use Bylaw of the Town of Mundare, in force at the time of Development.

2.2 Where reference is made herein or in the Design Guidelines to requirements of the Land Use Bylaw, such reference shall mean the Land Use Bylaw, without relaxation or deviation from its specific and stated terms and requirements, restrictions, conditions and regulations, whether such relaxation and deviation is made through the exercise of discretion of authorized officials, through the development permit or building permit process, through application or appeal to the Development Appeal Board, or through application to other governmental authority or court of competent jurisdiction or otherwise howsoever.

ARTICLE III

APPROVAL BY DEVELOPER OF INITIAL DEVELOPMENT

3.1 No Initial Development shall be commenced or carried out on any portion of the *Lands* until approved in writing pursuant to the Design Guidelines, all as herein required. Application hereunder must be made prior to any application for a development permit or building permit from the Town of Mundare.

3.2 Each and every Owner proposing an Initial Development on the *Lands* shall provide the *Developer* with plans and specifications and such other information that the *Developer* may require in order to approve a proposed Initial Development, which plans and specifications shall be of scale and detail required by the Design Guidelines and shall be accompanied with an undertaking by the Owner making the application that the plans and all of the material which are submitted to the Town of Mundare for a development permit and a building permit shall be identical to those approved by the *Developer*.

3.3 In the event of a resubmission or amendment of a submission, for any purpose, by any Owner seeking the *Developer's* approval, the *Developer's* stated cost of same shall be paid for by such party and shall be paid in advance.

ARTICLE IV

COMPATIBILITY

4.1 The *Developer* may in its sole discretion withhold approval of any proposed Initial Development that has a design, use (to the extent that use is a function of design) or development which in the unreviewable opinion of the *Developer* is not in conformance with the Design Guidelines or is incompatible with Developments of other portions of the *Lands* whose Development has been approved.

ARTICLE V

WAIVER

5.1 The Design Guidelines cannot be varied, violated or waived in respect of any Initial Development without the express written consent of the *Developer*.

5.2 The *Developer* retains and has the sole right in its sole discretion, to vary the restrictions, conditions and covenants of this Restrictive Covenant and the Design Guidelines as they apply to any Initial Development. The waiver, excusing or overlooking any of the restrictions, conditions or covenants in this Instrument by the *Developer* in respect to any Initial Development of the *Lands* shall not be construed or constituted a waiver in favour of any other Development of the *Lands* nor be construed or constitute a waiver of any other of the restrictions, conditions and covenants contained in this Covenant.

ARTICLE VI

SECURITY AND ENFORCEMENT

6.1 Without prejudice to and without limiting any other right or remedy to which the *Developer* shall be entitled in law to enforce compliance with the provisions of this Restrictive Covenant, the *Developer* shall have the right, but not the obligation, to remedy any default and non-compliance with the provisions hereof and for such purpose shall have the right to enter upon the *Lands* at any reasonable times. In the event the *Developer*, or its agents, contractors or licensees, remedies such default, the and in such event the *Developer* shall be entitled to be reimbursed from the security deposit paid pursuant to the Development Guidelines. The *Developer* shall not be limited to the amount of such security deposit if in fact the cost to remedy a default or defaults shall be in excess of such deposit or deposits

6.2 The powers, rights and remedies set forth herein shall be deemed to be cumulative and not exclusive of any other powers and remedies available to the *Developer* by judicial proceedings or otherwise to enforce the performance or observance of the covenants and provisions hereof.

6.3 This Restrictive Covenant may, with respect to Initial Developments, be enforced by the *Developer* and any Owner. The enforcement of this Restrictive Covenant in respect of any Development on the *Lands* following the Initial Developments shall be the responsibility of the Owners of the *Lands*.

ARTICLE VII

SEVERABILITY


7.1 Should any part, term or provision hereof or of the Design Guidelines be declared or decided by any Court to be illegal or in conflict with the laws of Alberta, the validity of the remaining portion, terms, or provisions hereof, shall not be affected thereby and the illegal part, term or provision shall be deemed not to be a part hereof.

7.2 Should any provision of this Restrictive Covenant and the Design Guidelines give rise to any conflict, contravention or inconsistency in the interpretation thereof or hereof, the offending provision or provisions shall be interpreted so that the more restrictive meaning and interpretation shall be applied and enforced.

DATED this 14th day of December, 2005.

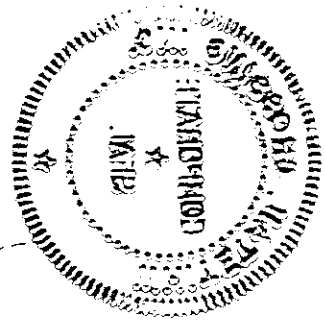
WHITETAIL CROSSING, INC.

Per:


Ernie Kowal, Director

Per:


Peter D. Polischuk, Director



SCHEDULE "A"

Title No. 042 566 007

/ THE SOUTH HALF OF THE NORTH EAST QUARTER OF SECTION EIGHTEEN (18)

TOWNSHIP FIFTY THREE (53)

RANGE SIXTEEN (16)

WEST OF THE FOURTH MERIDIAN,

CONTAINING 32.4 HECTARES (80 ACRES) MORE OR LESS.

EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS

A) PLAN 8922530 – ROAD 0.601 1.49

EXCEPTING THEREOUT ALL MINES AND MINERALS

Title No. 042 566 007 +1

/ THE NORTH HALF OF THE NORTH EAST QUARTER OF SECTION EIGHTEEN (18)

TOWNSHIP FIFTY THREE (53)

RANGE SIXTEEN (16)

WEST OF THE FOURTH MERIDIAN,

CONTAINING 32.4 HECTARES (80 ACRES) MORE OR LESS.

EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS

A) PLAN 8922530 – ROAD 0.601 1.49

EXCEPTING THEREOUT ALL MINES AND MINERALS

Title No. 042 566 008

/ THE NORTH WEST QUARTER OF SECTION EIGHTEEN (18)

TOWNSHIP FIFTY THREE (53)

RANGE SIXTEEN (16)

WEST OF THE FOURTH MERIDIAN

EXCEPTING THEREOUT:

LAKE NO. 2, LYING WITHIN THE SHORE LINE, AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP DATED ON THE 27TH DAY OF MAY, A.D. 1907,

THE LAND HEREBY DESCRIBED CONTAINING 61.5 HECTARES (152 ACRES) MORE OR LESS.

EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS

A) PLAN 9920330 – ROAD 0.415 1.03

EXCEPTING THEREOUT ALL MINES AND MINERALS

Title No. 052 032 266

/ THE SOUTH WEST QUARTER OF SECTION NINETEEN (19)

TOWNSHIP FIFTY THREE (53)

RANGE SIXTEEN (16)

WEST OF THE FOURTH MERIDIAN, NOT COVERED BY THE WATERS OF A CERTAIN SURVEYED LAKE AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 30TH DAY OF NOVEMBER A.D. 1886.

CONTAINING 60.7 HECTARES (150 ACRES) MORE OR LESS.

EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS

A) PLAN 9288AG – ROAD 3.19 7.88

B) PLAN 6222HW – PUBLIC WORK 1.75 4.33

C) PLAN 7821371 – SUBDIVISION 0.611 1.51

D) PLAN 9920330 – ROAD 0.125 0.31

EXCEPTING THEREOUT ALL MINES AND MINERALS

Title No. 042 566 008 +1

ALL THAT PORTION OF THE SOUTH EAST QUARTER OF SECTION NINETEEN (19)
TOWNSHIP FIFTY THREE (53)
RANGE SIXTEEN (16)

WEST OF THE FOURTH MERIDIAN, WHICH LIES TO THE SOUTH OF THE SOUTH BOUNDARY OF THE
LAND SUBDIVIDED UNDER PLAN 2864CL, CONTAINING 32.4 HECTARES (80 ACRES) MORE OR LESS.

EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS

A) ALL THAT PORTION DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE
EAST BOUNDARY OF THE SAID QUARTER SECTION WITH THE SOUTH BOUNDARY OF THE LAND
SUBDIVIDED UNDER SAID SUBDIVISION PLAN 2864CL; THENCE SOUTHERLY ALONG THE SAID
EAST BOUNDARY SIX HUNDRED AND FIFTY (650) FEET; THENCE WESTERLY AND PARALLEL TO
THE SOUTH BOUNDARY OF THE SAID SUBDIVISION PLAN TWO HUNDRED AND SIXTEEN (216)
FEET; THENCE NORTHERLY AND PARALLEL TO THE SAID EAST BOUNDARY TWO HUNDRED AND
THIRTY (230) FEET; THENCE WESTERLY AND PARALLEL TO THE SOUTH BOUNDARY OF THE SAID
SUBDIVISION PLAN THREE HUNDRED AND THIRTY SEVEN AND EIGHTY THREE HUNDREDTHS
(337.83) FEET; THENCE NORTHERLY AND PARALLEL TO THE SAID EAST BOUNDARY TO THE SOUTH
BOUNDARY OF THE SAID SUBDIVISION PLAN; THENCE EASTERLY ALONG THE SOUTH BOUNDARY
OF THE SAID SUBDIVISION PLAN TO THE POINT OF COMMENCEMENT, CONTAINING....

2.62 6.48

B) PLAN 485MC - ROAD 0.372 0.92

C) PLAN 8922530 - ROAD 0.221 0.55

EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

Title No. 042 566 010

MERIDIAN 4 RANGE 16 TOWNSHIP 53
SECTION 19

ALL THAT PORTION OF THE NORTH WEST QUARTER
LYING SOUTH OF ROAD PLAN 3517PX AND GENERALLY NORTH AND WEST OF SUBDIVISION PLAN
7821371

CONTAINING 33.4 HECTARES (82.41 ACRES) MORE OR LESS

EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS

A) PLAN 9720357 DESCRIPTIVE 1.62 4.00

B) PLAN 9722488 SUBDIVISION 3.10 7.66

C) PLAN 9920330 ROAD 0.593 1.47

D) PLAN 0123241 SUBDIVISION 1.0 2.47

EXCEPTING THEREOUT ALL MINES AND MINERALS

Title No. 042 566 010 +1

MERIDIAN 4 RANGE 16 TOWNSHIP 53
SECTION 19

ALL THAT PORTION OF THE NORTH WEST QUARTER
LYING SOUTH OF ROAD PLAN 3517PX, WEST OF ROAD PLAN 9298AG AND SOUTH AND EAST OF
SUBDIVISION PLAN 7821371;

CONTAINING 4.05 HECTARES (10 ACRES) MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS

SCHEDULE "B"

ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES

1.0 DESIGN GUIDELINES AND OBJECTIVES

There are two primary objectives that have been considered in developing the Design Guidelines.

- 1.1 The Image of the Community - the general architectural thrust will encourage richly detailed homes which are uniquely suited for the individual single family lots.
- 1.2 The Quality of the Community - the Design Guidelines are the mechanism which encourages the community to be of the highest quality, reflecting its comprehensively planned image, appropriate to the setting.

House plans will be reviewed in terms of their adherence to plans, which incorporate these Guidelines. The Developer may require certain modifications to house plans and/or specifications where it is felt that a modification is required to take advantage of unique lot characteristics or to conform to the overall objectives of the Design Guidelines.

Applicants may provide alternative details to those outlined in these Guidelines providing that it is demonstrated that conformity to the overall objectives for the quality of the area is being maintained. The acceptability of such alternatives is solely at the Developer's discretion.

2.0 TOWN OF MUNDARE STANDARDS

All Developments shall comply with the Town of Mundare Land Use By-Law. Conformity with these Guidelines does not supersede the required approval process of the Town of Mundare.

3.0 BUILDING MASSING AND SITING

Building massing and siting should reflect careful consideration of the lot characteristics, relationship and orientation. Building mass, siting and style may be adjusted on a lot to lot basis to enhance the streetscape. Setbacks may be adjusted accordingly.

3.1 Setbacks and Separation Space

Maximum setbacks for front yards on all other lots may be imposed to ensure compatibility with siting on adjacent lots.

3.2 Siting and Site Coverage

The siting of dwelling units shall reflect the attributes of topography, views, exposures and the need for privacy. House siting should be examined to ensure property lot drainage and compatibility with siting on adjacent lots.

3.3 Massing

There is intent to provide an overall site composition of sloped roofs which allow for an expression of uniqueness for individual residences and the internal functions of each house. Houses within the same street or cul-de-sac are to have a consistency of apparent volume.

3.4 House Sizes

- (a) All homes must comply with the following minimum area standards which are calculated above grade:

Lot Widths	40 feet	50 feet	60 feet
Bungalow	1000Sq.Ft.	1200Sq.Ft.	1400Sq.Ft.
BiLevel	1000Sq.Ft.	1200Sq.Ft.	1400Sq.Ft.
Split Level	1000Sq.Ft.	1200Sq.Ft.	1400Sq.Ft.
1 ½ Storey	1400Sq.Ft.	1600Sq.Ft.	1800Sq.Ft.
2 Storey	1400Sq.Ft.	1600Sq.Ft.	1800Sq.Ft.

All homes must occupy a minimum 70% of the lot frontage.

- (b) Extra detailing in rear of house will be strictly enforced on lots backing onto the golf course. Rear elevation shall not have 3 storey clear elevations. Walkout basement houses must utilize decks, bay windows, roofs, etc. Decks must be constructed concurrently with the home.
- (c) All houses on corner lots require, because of their high profile, special design considerations. Flanking side elevations on corner lots must have full front elevation treatments, reflecting appropriate wall heights, window placement and detailing consistent with the front elevation. In addition, low profile houses such as a bungalow, a split level or a 1½ storey with the low side on the road flankage side are preferred on all corner lots.

3.5 Lot Grading

- (a) Lot grading is to be consistent with the subdivision grading plan. Grade variations should be absorbed within the building mass, to minimize steeper slopes and contrast between lots. The Developer reserves the right to adjust the grading requirements between units after plans for affected homes have both been submitted.
- (b) It is the responsibility of the Purchaser, after the final grading is complete, to provide the Developer with a Certificate of as-Built Grades prepared by

the Designated Surveyor, Hagen Surveys, that certifies compliance of the actual finished grades with the approved grading plan.

- (c) Any retaining walls are to be approved by the Developer and are the responsibility of the Purchaser.
- (d) Front entry steps are to be a maximum of three risers per set. Where the grade elevation calls for more than three risers, the run must be split. Exceptions to this requirements may be granted in consideration of the unique design and/or topography.
- (e) A maximum of 2' of parged concrete will be permitted on all elevations of the home. Variation in grade and basement design may require the exterior cladding material be lowered or extended to within 2' of ground level.

3.6 Repetition

Designs with approximately identical house elevations may not be repeated more often than every fourth house.

4.0 MATERIALS

4.1 Roof Materials

- (a) Approved roof materials include:
 - pine/cedar shakes;
 - clay or concrete tiles;
 - Decra roofing tile or shakes;
 - Asphalt shingles
- (b) The minimum roof pitch is 5:12.
- (c) Minimum roof overhangs shall be 18 inches.

4.2 Exterior Finishes

- (a) Exterior finishing materials approved for use in the subdivision are brick, stone, stone tile, siding and stucco. Other materials will be considered if it can be shown by the applicant that they are in keeping with the overall objectives of these Guidelines.
- (b) Parging is to be a maximum of 2 feet on all elevations.

4.3 Elevations

Front elevation and high visibility rear elevation treatments should avoid large expanses of flat, vertical wall through the use of such elements are trim boards on window frames, arched elements, decorative panels, balconies, bay windows, projections, etc.

4.4 Colors

No adjacent homes shall be of the same colour.

4.5 Driveways and Garages

(a) Driveways and front walks are to be one of the following:

- Exposed aggregate
- Cast in place concrete, including plain and stamped, colored concrete
- Paver stones
- Field stones

Asphalt driveways and sidewalks are not allowed.

(b) Garages shall be at least two-car side-by-side attached garages, and shall be constructed contemporaneously with the house.

Unless otherwise approved by the Developer, garages are to be located on the lot in conformity with the driveway location Plan.

4.6 Ancillary Buildings and/or Garden Sheds

Where such structures are visible from the golf course, exterior finish, style and color shall compliment those used on the house.

5.0 LANDSCAPING AND FENCING

5.1 Landscaping

- (a) All front yards and side yards must be sodded over a minimum of 4" of top soil. The Purchaser is to prepare all surfaces to final grade. Sod is to be placed to the sidewalk edge or curb. Alternate landscape material will be considered on an individual basis.
- (b) One tree meeting the requirements stipulated hereunder must be planted in the front yards: deciduous trees of at least a 2 inch caliper and/or coniferous trees of at least a 5 foot height. Approval for additional landscaping may be given in lieu of a tree.
- (c) Landscaping must be complete within one year of the house construction.

5.2 Fencing

The Developer maintains complete and unfettered discretion concerning the approval or disapproval of the erection any fence or fencing whatsoever for a period of twenty years following December 14, 2005. The Developer's discretion herein encompasses, but is not limited to the following:

- (a) Whether to permit a fence or fencing to be erected;
- (b) The dimensions and locations of any fence or fencing;
- (c) The materials and construction methods to be used in any fence or fencing; and
- (d) The colours and design details of any fences or fencing.

6.0 OTHER IMPORTANT GUIDELINES

6.1 Recreation vehicles and commercial vehicles in excess of $\frac{3}{4}$ ton capacity shall not be stored in the front yard or driveway of any property between the building line and the curb, and if otherwise stored on the property, shall be screened to reduce unattractive visibility of such vehicles or equipment from abutting street and adjacent homes.

6.2 Appearance During Construction

Each Purchaser must inspect the condition of the local improvements installed by the Developer including but not limited to the curbs, gutters, sidewalks, streets lamps, etc. in, on, or around his or her lot, prior to commencement of construction in order to determine if any of these local improvements are damaged. Written notice of any damages must be submitted to the Developer prior to purchasing the lot. Otherwise, costs for repairing damage shall become the sole responsibility of the Purchaser.

7.0 APPROVAL PROCESS

7.1 Covenant

No construction will be commenced until the approval of the Developer or it's Designated Design Consultant is obtained.

7.2 Initial Submission

The Purchaser shall submit two (2) copies of the following information to the Developer it its Designated Design Consultant:

- Construction drawings of the house (1/4":1);

- A site plan prepared by the Designated Surveyor identifying the building location, grades and elevations (1:300);
- A completed Application Form for House Plan Approval (indicating colours, material and other specific information as requested in the form).

The Developer or its Designated Design Consultant shall review the plan and recommend approval or rejection of the application based on adherence of the plans to the Guidelines. The Developer will make the final decision as regards approval or rejection of the application. A copy of the application form and marked up set of plans shall then be made available to the Purchaser. The original application form and one set of similarly marked prints will be kept for future reference.

Any changes by the Purchaser from approved plans must be submitted to the Developer or its Designated Design Consultant for approval in writing. Incomplete applications will be returned to the Purchaser.

7.3 Interim Building Review

The Designated Design consultant may carry out an on-site review of the homes during construction. Periodic checks may be made to ensure conformance to approved grading plans and development guidelines. Modifications may be requested related to actual site conditions.

7.4 Final Building Approval

Upon being advised by the Purchaser of the completion of the home, the Developer's Design Consultant shall carry out a site review to confirm conformance to the Guidelines and approval previously granted.

7.5 Security Deposit

A \$1,000.00 security deposit will be collected from the builder prior to construction commencing.

The \$1,000.00 security deposit will be refunded to the builder only when it is confirmed that:

- the as-built house conforms with the approved plans
- there is no damage to the municipal improvements
- a lot grading certificate has been issued on clay
- a \$1,000.00 security deposit is received from the homeowner

The \$1,000.00 security deposit will be refunded to the homeowner only when it is confirmed that:

- the front yard landscaping is completed as per the guidelines.
- there is no damage to the municipal improvements.

Any deficiencies or damages will be deducted from the \$1,000.00 security deposit.

The Developer may revise these Guidelines at their discretion. The Developer and its designated consultants make no warranties or representations as to be accuracy, suitability or completeness of any information provided on individual house plans. The Purchaser shall be fully and solely responsible for all designs, which follow these Guidelines, and for the conformance of such design to the appropriate building codes.



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