

Bulmer's Pointe: A Kootenay Lake Escape

Design Guidelines

Established June 2007

Roco Development Ltd.

The Bulmer's Pointe project is a lakeside community on the northeastern shores of Kootenay Lake in British Columbia. Surrounded by large tracts of land that are part of an Agricultural Land Reserve, Bulmer's Pointe will remain a true wilderness escape. The following vision, guidelines and recommendations have been created to ensure this peaceful natural area is enjoyed, protected and treasured for generations to come.

Vision

Roco Development Ltd. (the Company) is committed to creating a low-impact, natural community that:

- Enriches the lives and experiences of residents and their families and guests by providing an escape from a fast-paced world.
- Protects, preserves and respects: the surrounding natural environment; residents' privacy, property and enjoyment; and the area's history and heritage.
- Allows residents to design and build unique, sustainable homes.
- Offers year-round recreational opportunities and long-term property value.

Architectural Guidelines

Architectural guidelines have been developed to ensure Bulmer's Pointe has a consistent architectural style that respects and preserves the surrounding natural environment and enhances its overall aesthetic look.

The architectural guidelines will apply to the following;

- Excavation or removal of any fill or ground cover.
- Construction of any buildings or other structures of whatsoever nature;
- Construction of swimming platforms, docks or wharves on, adjacent to or within Kootenay Lake.
- Any landscape treatment.

Collectively or individually, the above shall herein be referred to as "Improvements". The Company will manage all Improvements at Bulmer's Pointe through the Architectural Review process.

Architectural Review

The Bulmer's Pointe Architectural Review process ensures the community's buildings and Improvements meet the design guidelines and requirements outlined in this document

Thus, plans and specifications are required for all new Improvements on or above Bulmer's Pointe. Plans and specification are to be submitted to, and approved by the Company.

Plans and Specifications

To be considered for review, all submitted plans and specifications must:

- Show all elevations and specifications (including relation to property lines, finished ground elevation and drainage control).
- Set forth all materials to be used.
- Set forth all details of material quantities and qualities.
- Include samples of all exterior finishing materials and colours.
- Include drawings at a scale of 1:50 that show:
 - The site plan and building envelope (BE)
 - All proposed structures, pathways, decks, driveways and parking areas
 - All retaining walls, landscaping and drainage plans, building plans, and exterior elevations.
- Include an artistic rendering showing roof forms and massings for any new development of more than 46.4 sq. m (500 sq. ft.) in area.
- Include a \$500 (Canadian) cheque to the Company for review fees.
- Conform to the British Columbia Building Code in effect at the time and to the design guidelines and requirements set forth in this document. In the event of any conflict, the B.C. Building Code will supercede.

The Review Process

Following each submission of complete plans and specifications, the Company shall:

- Meet with property owners to review all plans and specifications.
- Respond with a decision on all plans and specifications within 21 days of receipt.

Property owners must have the Company's approval prior to applying for all building permits or before commencing any improvements.

Post Approval

Following the Company's approval of submitted plans and specifications:

- Property owners are responsible for all submissions to and approvals from the Regional District of Central Kootenay (RDCK).
- The Company will retain the right to review all construction processes.
- Property owners are responsible for the completion of all construction within 24 months of commencement.
- Temporary dwellings, including mobile homes or travel trailers, shall only be permitted for property owners' sole use during construction of their permanent dwelling.
- Temporary sheds and workshops will only be permitted on lots for work incidental to construction of the permanent dwelling.
- All temporary structures are to be removed within 24 months of commencement of construction. Property owners must advise the Company of the commencement date to ensure the 24-month term is correctly calculated.

- Following the completion of home construction, no temporary building of any kind shall at any time be erected or used on any part of a lot or the community's common areas.

These guidelines will be interpreted and managed by the Company. Improvements are divided into three categories: Building Envelope, Natural Area and Sustainability.

Building Envelope Guidelines

The Building Envelope must be identified on a detailed site plan which clearly shows property lines, topography, setbacks, the proposed building envelope, roads, rights of way and easements.

Designated Building Envelopes at Bulmer's Point are not to exceed an area of 15 metres X 10 metres (49.2 feet X 32.7 feet); however, building envelopes of up to 20 metres X 15 metres (65.7 feet X 49.2 feet) will be considered and may be approved on a case-by-case process.

The following architectural guidelines shall apply for Improvements located within the Building Envelope:

- Building design will be site specific, incorporating (where possible) the natural terrain and landscape.
- All building exteriors shall be finished with natural materials (wood or wood products and rock or stone on siding; wood shakes or shingles or coloured metal for roofing) and colours. From the waterfront, all homes must appear to be constructed from either timber frame or stone, or a combination of the two.
- Exterior finishes shall reflect, blend with and/or complement the natural surroundings. Stucco, hardyplank and/or plastic siding are not permitted.
- All homes on single lots shall not exceed 464.5 sq. metres (5,000 sq. feet) in area.
- Homes of more than 464.5 sq. metres (5,000 sq. feet) in area will be considered by the Company if constructed on two adjoining lots; final size is subject to approval by the Company.
- The upper floors of multiple-storied homes shall be terraced away from the shoreline.
- The full perimeter of the home shall be screened or skirted to prevent visibility of pilings and under deck or structure storage.
- Homes shall not exceed 2.5 stories in height.
- Parking and garages are not to be visible from the waterfront; exceptions will be considered for lots with difficult building sites.
- Digital-type satellite dishes of less than 600 mm (23.6 inches) in diameter are permitted, provided they cannot be viewed from the waterfront. No pole, satellite dish, or other erection to be used or intended to be used in connection with radio, telephone, television reception or television broadcast is permitted.

- Retaining walls shall to be constructed of natural stone; proper engineering and the Company's approval are required prior to construction.
- Log Cabins are not permitted, however may be approved on a case-by-case basis by the Company.
- Only one principal residence shall be constructed on each lot. The property owners of Lots 11, 12 & 13 may build a beach shelter as described in the Riparian Assessment by Masse & Miller.
- Bulmer's Pointe is a recreational and residential housing community. No trade, business or profession of any kind shall be set up or carried on, in or upon any land or private dwelling.

Natural Area Guidelines

Many of the Natural Area guidelines at Bulmer's Pointe have been developed to protect the beauty and integrity of the view from Kootenay Lake to the property's shoreline. All Natural Area guidelines reflect the project's vision to create a low-impact community in a natural environment. These guidelines are intended to serve property owners during the design and construction phases of their homes and, later, during occupancy and use.

All property outside the building envelope is designed as natural area and subject to the following guidelines:

- Where possible, property owners are encouraged to leave all natural areas untouched.
- Only one pathway per lot will be allowed through the riparian zone to access the lakefront; pathways are not to exceed 1.5 metres (5 feet) in width and must have a natural surface such as stone, gravel or earth.
- Any disturbance, use of or development of natural areas must follow recommendations outlined in the Bulmer's Pointe Riparian Assessment by Masse & Miller Consulting Ltd. (2007). A copy of the assessment is available from the Company.
- All drainage shall comply with the Bulmer's Pointe June 2007 geotechnical report prepared by Golder Engineering. A copy of the report is available from the Company.
- Trees shall only be cut where reasonably necessary for the construction of a house or driveway. All cutting or clearing of trees and other vegetation requires written consent from the Company.
- Owners and their visitors will park on owners' respective bare land strata lots; no parking will be allowed on the common property.
- All owners shall park in their respective garages and driveways.
- Property owners and their guests shall be aware of and follow safe bear practices; a summary of safe bear practices is available from the Company.
- Nuisances or annoyances that disturb Bulmer's Pointe property owners and their guests, or that diminish or depreciate any land, building or occupant's recreational experience or comfort at Bulmer's Pointe are not permitted. This includes undue noise, unruly gatherings or loud use of radio, television, musical instruments and other devices.

Sustainability Design Guidelines

In order to minimize the demands on the environment at Bulmer's Point, the following Sustainability Design guidelines are required:

- Instant hot water heating or high efficiency boilers; low-water use appliances and fixtures; and energy-efficient lighting in all homes.
- Outside irrigation must use harvested rainwater; catchment areas must be established and may be used in conjunction with water supplied by the local water utility.

As well, homeowners will be encouraged to incorporate the following into the design and construction of their homes:

- Solar panel systems
- Geothermal heating and cooling system
- Locally supplied products and labor services
- Eco-certified building materials
- Leadership in Energy and Environmental Design (LEED) green building standards
- CSA ENERGY STAR-rated appliances
- Timber certified by Forest Stewardship Council.

All property owners and their guests shall:

- Dispose of all waste and garbage in a safe sustainable manner
- Recycle household materials
- Place garbage outside a home or garage in secure, closed containers
- Remove garbage from containers at least once a week
- Properly dispose of all garbage, debris, scrap metal (including used automobiles or parts) or any other waste material from their property
- Not store or dump any building waste or any other materials on any lot or common area, with the exception of clean earth, which can be placed on their own property for landscaping or construction purposes only with consent of the Company.