



ARCHITECTURAL GUIDELINE OVERVIEW

Bella Vista Estates is a rural residential alpine community with magnificent views overlooking Columbia Lake, B.C. There is a focus on pedestrian movement throughout the subdivision to facilitate enjoyment of the natural beauty of the property. If you love nature, you'll love Bella Vista.

Bella Vista Estates will represent an approach to mountain development that will be unique in the Columbia Valley. Access to the development will be limited to one gated entrance, with an entryway constructed appropriate to the style and quality of the project. There is an emphasis on the environment, as evidenced by many of the natural and man-made features in the community.

The natural alpine setting of Bella Vista Estates will be governed by Architectural Design Guidelines. The guidelines have been produced to ensure the establishment of building forms compatible with the surrounding buildings. The guidelines will also encourage the use of techniques to reduce the visual impact of building mass, the siting of buildings to take advantage of views and to ensure a building technology which is appropriate for the area. The Architectural Design Guidelines will be enforced by the developer against all buildings and lands in the subdivision using the covenant on title. Also, a refundable deposit of \$10,000 will be collected, prior to construction, to further ensure compliance. The intent is to preserve owner and environmental values in the community.

The Developer will promptly review each proposed construction plan submitted as an Architectural Approval Package, to ensure conformance to the guidelines. After construction is completed, the Architectural Design Guidelines, will be reviewed once again, prior to occupancy, to confirm conformance.

A general idea of the Building Design Guidelines is as follows. Minimum home sizes will depend on the location within the subdivision. Generally, larger homes will be grouped together and located on larger lots, as indicated on the realtor's map. Homes must have a two-car garage, finished to match the principle building. The garage could be below the main floor, as may be appropriate on Lot 19. Rustic and traditional earth-tone finishes are encouraged on the exterior. Primary materials to include stone, wood and stucco.

An impression of the Site Development Guidelines is outlined as follows. Tree removal is restricted outside of the building envelope and limited within the envelope. Incorporating natural landscape and vegetation into the building envelope is encouraged. FireSmart community protection concepts are encouraged. Street lights and outside lighting will be minimized for celestial enjoyment. Decorative rustic fencing allowed along front yards, with provision for dog runs against the house.

The Disclosure Document and the Architectural Approval Package will provide more information.