



Design Guidelines

After the purchase of your lot at DeGraff's R.V. Resort you may want to build additional site features and structures adjacent to your dwelling. These features can contribute to the overall design of your site. Careful consideration must be given to these elements in order to achieve the desired results in completing the development of an individual lot.

These guidelines are provided to assist lot owners with details to enhance the overall look of the community. The intent is to keep the appearance of the entire development true to its natural setting and provide the homeowner enough flexibility to meet individual needs. All lot owners are required to submit a site plan showing all current and future plans for their site. This plan will be reviewed and approved by the DeGraff's R.V. Resort board prior to Construction of any on site structures.

The board will work together with the lot owner to satisfy all site program requirements while responsibly maintaining the existing natural integrity of DeGraff's R.V. Resort. This process will ensure the beauty of the area is constantly upheld for all present and future lot owners of the resort.

In any event there is a conflict between these guidelines and the current bylaws, the bylaws will take precedent.



Zones

There are two distinct and environmentally different zones within the DeGraff's R.V. Resort, the Upper Tier and the Lower Tier. The Upper Tier zone is located on the eastern portion of the development. This tier contains flat lots that contain little vegetation. These lots are ideal to create an entirely new lot design containing all the outdoor amenities for a lot owner.

The Lower Tier contains lots with mature trees and moderately sloping terrain. These lots require a more sensitive design approach to maintain the existing vegetation. These lots provide greater privacy.

Site layouts will be a little more restrictive within the Lower Tier in order to maintain the existing forest. Lot owners will be responsible for fitting their site design in and around the existing trees as much as possible. Removal of existing trees will be reviewed with the DeGraff's R.V. Resort board on an individual lot basis in order to meet the lot owner's needs and conserve the forest.

Site Improvements covered in this document include:

- Front Driveways
- Garages
- Front Yards
- Sheds
- Approved Plant list
- Restricted Plant List
- Site Features & Fixtures
- Fences

Front Driveways

There may only be one driveway entrance to each lot. The RV or Park Model must be setback a minimum 6.1 meters (20') from the front property line. Gravel driveways will reduce the amount of overland drainage and limit the amount of sediment traveling into the lake. Concrete pavers are also a preferred surface. All existing grades must be maintained.



Sheds

Sheds are permitted at a minimum of 6.1 meter (20') setback from the front property line. Refer to current by-laws for maximum heights and dimensions (see bylaw 36.5).

The shed siding should be earth tone colors or can match the siding on park models. If an alternate color is preferred by the lot owner it must be a complimentary color and earth tones will be recommended. Wood shakes and asphalt shingles are the preferred roofing materials.

Front Yards

The front yard area can be treated with landscape materials that enhance the use and appearance of an individual lot. It is the area from the road (front property line) to front of residence (R.V.) that can also be used for driveway.

Landscapes treatments such as xeriscape or natural groupings of trees, shrubs, grass are encouraged. Patios and hardscape surface materials will also be permitted in this area.

Privacy fences will not be permitted along the front yard.



Grading and Drainage

The DeGraff's R.V. Resort site has been designed to minimize the impact on the existing drainage patterns. The site design must take the natural grades into account.

All existing overland drainage must be maintained. A maximum of 3:1 slopes will be allowed in order to tie into existing grades. Storm water must not drain onto adjacent properties or be diverted in a fashion that could cause erosion problems.

Prevention of erosion through the use of drainage structures or temporary barriers will be required during construction of site improvements. Lot owners can benefit greatly if proper consideration is given to their individual site grades.

Landscape and Vegetation

Enhancement of the individual lots and overall community of DeGraff's R.V. Resort is the main objective when considering landscape improvements. Existing plant material is one of the main attributes that enhance the site setting. Complimenting the natural terrain and plant material will both improve the relaxation experience and appearance of the overall site.

Lot owners must consider the functional use of the desired plant materials. Trees and shrubs can provide shade and shelter or a screen to either block or enhance views. Seasonal changes will provide a variety of colors and fragrances through the use of different plant material. A balance of plant species can contribute to each season consisting of Spring blooms or Autumn colors. Evergreens will also enhance areas of shades and provide visual interest in the winter months. In keeping with the natural setting of the area, it is preferred that manicured lawn be kept to a minimum. Lawns not only become a chore to maintain, but are consistently over-watered and produce extensive amounts of clippings.

Native plant material is preferred in keeping with complimenting the natural surroundings. Wildlife in the area are accustomed to particular native species that will not interrupt their regular habitat or diet.



Planting should occur in groups instead of being planted at individual locations. Views are easily enhanced with the proper plant material but consideration must be given to views from neighboring lots.

Arizona Style landscapes are becoming increasingly popular for their low maintenance and low water use design. Although well suited for the desert climates, site owners must consider blending native plants and mulch material that will suit the natural surroundings. A low maintenance design can be visually appealing with proper use of these materials.

A list of recommended plant species is provided at the back of this document. These trees and shrubs maintain the site's natural character, are low maintenance and are more likely to survive the site conditions.

Site Features

Enhancement of the individual lot is the key objective when choosing site features. The correct selection of site location and surface treatment will create a seamless transition between the indoor and outdoor environment.

Site features may include:

- Decks and patios
- Fencing and walls
- Trellises, greenhouses, and arbours
- Play structures
- Fire pits and barbeque areas

Including such features on the site will increase the amount of usable spaces and add to the enjoyment of the natural setting.

In order to continue with complimenting the natural environment and capturing the outdoor setting, the built environment should consist of natural materials such as wood, stone, and brick. The lakeside country charm can be maintained as each lot owner improves their individual site.



Porous surface materials, such as stone or concrete pavers for patios are strongly recommended to reduce storm water runoff. Soil conditions and a high water table are factors that should be considered for long term maintenance and environmental responsibility.

Patios are preferred to decks, but if decks are constructed, they must avoid a thin appearance through the use of large timber fascia or skirting matching the R.V. or park model. Please refer to Condominium by-laws for all maximum deck dimensions.

Fencing should be kept to a minimum. Maintaining the open concept of the country setting is of paramount importance. Grouping plant material can provide proper privacy levels instead of fencing.

If a fence is required for safety or security it must be constructed using black colored chain-link . A three rail and post fence is recommended between properties at a maximum height of 1.2 meters (4').

All fencing must be setback from the front property line a minimum of 6 meters (20').

Trellises, greenhouses and play structures must be located with consideration to not blocking neighboring views. Fire pits must be located a minimum of 3 meters (10') from any wooden structure or wooded area and be contained by a fire proof ring.

Lighting

Outdoor light will consist only of subtle illumination for safety & highlighting architectural and landscape elements. No lighting with excessive glare or visibility from neighboring property will be permitted. Overhead structures can incorporate soffit lighting and sire paths and driveways are to have down lights only. Ground lighting fixtures can be a maximum of .45 meters (18") in height. Starry skies is a current initiative to decrease the amount of light pollution produced by residential communities. DeGraff's R.V. Resort provides an exceptional opportunity for star gazing that should be maintained as the development grows.

Satellite dishes .65 meters (24") in diameter are permitted and should be installed at low visibility locations only.



Garbage Storage

A community storage facility will be available on site for garbage containment. Each lot owner is responsible for delivering their garbage to this structure.

Materials

Stone, wood, and concrete pavers will assist in creating a strong sense of belonging between the natural environment and the individual site. Colors that reflect earth tones will also generate an overall development that is committed to maintaining the integrity of the original setting.

Complimentary color schemes are preferred between all site structures. Natural colors for all structures will add to the natural beauty of the resort. Maintaining exterior siding is of the utmost importance and a variety of low maintenance and durable materials can be considered when choosing exterior finishing.



Site Plan Review Form

Required:

2 copies (or digital) at 1/16" = 1'0" of site plan showing:

- Site dimensions
- Lot number
- Property Lines
- Bylaw setback requirements
- Trees to be removed
- Accessory structures
- Driveway and parking locations
- Decks, patios and walkways locations and materials
- Fencing
- Retaining walls and materials
- Exterior lighting
- Existing vegetation
- Proposed tree locations
- Lawn/grass areas
- North arrow
- Bar scale

Date: _____

Lot / Phase #: _____

Owner: _____

Phone #: _____

Approved by: _____

Phone #: _____

Comments and Modifications



Appendix I:

Native Plant List – Recommended Trees and Shrubs

Coniferous Trees

Botanical Name

Picea glauca
Picea pungens
Pinus Contorta latifolia
Pseudotsuga menziesii

Common Name

White Spruce
Colorado Spruce
Lodgepole Pine
Douglas Fir

Deciduous Trees

Botanical Name

Prunus pensylvanica
Betula nigra
Betula papyrifera
Populus balsamifera
Populus x “Brooks #6”
Populus tremuloides
Prunus virginiana melanocarpa
Larix siberica

Common Name

Pin cherry
River Birch
Paper Birch
Balsam Poplar
Brooks #6 Poplar
Trembling Aspen
Chokecherry
Siberian Larch

Coniferous Shrubs

Botanical Name

Juniperus communis
Juniperus horizontalis
Juniperus sabina
Juniperus scopulorum
Pinus mugo
Pinus mugo pumilo

Common Name

Common Juniper
Creeping Juniper
Savin Juniper
Rocky Mountain Juniper
Mugo Pine
Dwarf Mugo Pine



Deciduous Shrubs

Botanical Name

Amelanchier alnifolia
Arctostaphylos uva-ursi
Cornus stolonifera
Elaeagnus commutata
Ledum groenlandicum
Lonicera involucrata
Potentilla fruticosa
Prunus pensylvanica
Ribes alpinum
Ribes hudsonianum
Ribes oxycanthoides
Rosa acicularis
Rosa woodsii
Rubus idaeus
Rubus pubescens
Salix bebbiana
Salix discolor
Salix exigua
Salix glauca
Shepherdia canadensis
Symphoricarpos albus
Symphoricarpos occidentalis

Common Name

Saskatoon
Bearberry
Red Osier Dogwood
Wolf Willow
Labrador Tea
Twinberry Honeysuckle
Shrubby Cinquefoil
Pin Cherry
Alpine Currant
Wild Black Currant
Wild Gooseberry
Prickly Rose
Common Wild Rose
Wild Red Raspberry
Dewberry
Beaked Willow
Pussy Willow
Sandbar Willow
Smooth Willow
Russet Buffaloberry
Snowberry
Buckbrush



**For local availability or viewing please contact:

Gull Lake Tree Nursery RR#3 Lacombe AB Phone 403-782-6398

Appendix 2:

Restricted Plant List

Certain species are not approved for DeGraff's R.V. Resort, including purple leaved species or species with growth pattern not appropriate to the natural setting. Due to existing soil and climatic conditions, some of the following species are borderline hardy for the area and should be avoided.

<u>Botanical Name</u>	<u>Common Name</u>
Caragana arborescens	Sutherland Caragan
Malus x 'Royalty	Royalty Crabapple
Prunus x cistena	Purple-leaved Sandcherry
Populus x canescens "Tower"	Tower Poplar
Salix pendula	Weeping Willow

