

ARCHITECTURAL CONTROLS – Hillside Park

Pilot Butte, Saskatchewan

Terra Developments Inc. has designed Architectural Controls to ensure that all new homes are both compatible and well situated while respecting owners' rights to individual expression. To provide appealing streetscapes, colours, exterior finishes and roof and other treatments the following controls have been developed. Only new homes constructed on site will be approved. No premanufactured or RTM's will be approved.

COLOURS

Samples of exterior treatments and main body, trim and accent colours **must** be submitted for approval. New homes having a similar colour scheme in close proximity to similar homes may be asked to submit a revised colour scheme.

POSITIONING & EXTERIOR ELEVATIONS

Homes must be positioned to maximize private spaces, natural light and solar gain to preserve special views. If two (2) similar/same style homes are planned in close proximity, design variations and different exterior treatments will be requested. All driveway locations have been predetermined and may not be changed without written permission from Terra Developments Inc. (Permission may be unreasonably withheld)

CONTROL TABLE

In addition to the requirements listed below, every single family home in Hillside Park will be required to have an address block prominently located in the front of the home. (See Architectural Coordinator for details)

Minimum Square Footage Requirements	
Bungalow - Minimum	1250 Sq. Feet
Bi-Level (Main Floor)	1300 Sq. Feet
Two Storey	1400 Sq. Feet
Split Level - (Two Levels)	1400 Sq. Feet
Additional Requirements	
Two Car attached Garage Complete with Concrete Driveway and Front Walks	REQUIRED
Thirty (30) Year Shingles	Required
Colour Restrictions	Yes
Front Exterior	
Brick or Stone	Acceptable but not Required
Stucco - With Buildouts	ACCEPTABLE
Vinyl/Steel/Aluminum Siding	ACCEPTABLE - By Approval
Other Siding	BY APPROVAL
Rear and Side Yard	
Stucco	ACCEPTABLE
Other siding	BY APPROVAL ONLY
Vinyl/Steel/Aluminum Siding	ACCEPTABLE - By Approval
Rear Yard Restrictions and Fencing	As per Town of Pilot Butte by-laws

The requirements listed above are subject to change or modification without notice

The following must be submitted to Terra Developments Inc. (see below) for approval, **prior** to application for a Town of Pilot Butte building permit.

- One (1) set of prints showing all exterior finishes (one set to be retained) or one set via e-mail.
- One copy of 1:200 Site Plan showing, lot, garage, street, boulevard, setback and easements.
- One (1) complete copy of colour chart

Submit to: Terra Developments Inc.
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 Regina, Sask.
 Telephone: (306) 545-0333 – E-mail – cathy@terrainc.ca