

EXHIBIT B - VILLAGE ON CANTERBURY REVISED

The Village on Canterbury is a front porch living neighbourhood in Trent Woods. The developer envisioned a neighbourhood with unique quality homes. The Restrictive Covenants allow for the Architectural Review Committee (ARC) to approve all exterior property features, including landscaping. It is the goal of ARC to make decisions about the exterior property features to protect property values for the other homes in the neighbourhood.

Submit two copies of the plans, including the plot plan, to ARC for review. These plans will not be returned to you. The following list of features, if they exist, should be identified for review by ARC.

COLOURS

- Provide the colour of the siding, roof, trim, brick, hardware, etc, to the ARC when submitting plans for approval.

DRIVEWAYS

- Driveways must be concrete.
- Driveways will be double apron unless there isn't enough frontage to support a double apron.
- All driveways must have headwalls that conceal the drainage tile. The headwall will be flush with the sod.
- Headwalls will match the brick and mortar at the subdivision entrance. Currently, this is Oyster Bay by Trianglge Brick and the mortar colour is Buff.
- The headwall distance from the concrete driveway may vary depending on the lot dimensions. For example, a corner lot that is pie-shaped will have less room for a driveway and headwall, so placement will vary accordingly. Plot plans showing the placement of all improvements, with measurements, must be submitted with house plans for ARC construction approval.

FENCING

- Aluminum, wrought iron, stainless steel or vinyl fencing (subject to approval).
- Vinyl fencing must be white.
- No wood or chain link fencing.
- Maximum fence height 4' with the top 1' open.
- Installed fencing must step down to follow the terrain. The top of the fence panels to be level.

- Fencing is permitted in the area immediately behind the dwelling. No part of the front and/or side yard will be fenced.
- Fences will observe the rear property line setback requirements.

FLAGPOLES

- Show location on plot plan. Include the dimension, height, colour and type of material. Please see the restrictive covenants for the types of flags that may be displayed.

FRONT ELEVATION

- Traditional Style Craftsman, Cottage, English, French, Low Country, Victorian, Colonial, Cape Cod or Tudor.
- No Modern or Contemporary Style homes.
- Front entry door, including any sidelights, must have a glass feature.
- Must be approved by the Committee.

FRONT PORCH

- Must face the street.
- Must be large enough to accommodate two chairs for people to sit in comfortably.
- Must be covered.
- Approved porch flooring options include brick, stone, tile, and stamped concrete. Wood and composite may be approved on a case-by-case basis by the committee.
- No raw concrete.
- No painted concrete. Stained concrete may be approved on a case-by-case basis by the committee.

GARAGE

- Carriage-style garage doors. Garage doors will have decorative carriage-style hardware, including brackets and handles.
- No double garage doors. A two-car garage must have two separate garage doors, one for each vehicle.
- Maximum two-car attached garage.
- Single-entry door located on the side of the garage (minimum size 36”).
- Detached garages must be conventionally built to match the style and colour of the house.
- All exterior property improvements, including detached garages, must be approved by ARC.

LAMP POSTS

- Must match the style of the house.

LANDSCAPING

- All finished homes must have level ground that has been completely sodded.
- All finished homes must have a tree planted on the front lawn. No pine, sweet gum, mimosa and/or callery, including Bradford, pear trees

MISCELLANEOUS

- No satellite dish and/or antenna can be placed anywhere visible from the street.
- Include exterior improvements, planned for now and/or in the future on the plot plan for approval, such as patios, outbuildings, generators, fences, gardens, trees, shrubs, walkways, sheds, pools, spas, outdoor kitchens, etc. We want to ensure everyone can use the property in the way that best fits their lifestyle. ARC can approve things now to ensure all needs are met.
- No structure on any lot will be constructed in a manner that would impede the use and enjoyment of adjoining lots. This includes crowding lots with limited road frontage.

RAISED SLAB

- Brick foundation skirt around the entire building.
- Minimum two (2) blocks high above grade (approximately 16”).

ROOF

- All roofs must have a metal roof accent on the front of the house.
- Suggested placements would be a porch roof, an eyebrow over the garage, and/or other areas of the roof on the front elevation.
- No three-tab shingles.

SEWER VENT PIPES

- Sewer vent pipes must be relocated from the side of the street to the side of the house when the house is finished. The goal is to make them less noticeable.

SHEDS

- Must be site-built and match the style and colour of the house.

SIDING

- Brick, cement board, stone or comparable material (subject to approval).
- No aluminum siding or raw wood.
- Vinyl siding may be considered if it is insulated.

SOLAR PANELS

- Solar panels are not permitted on the front elevation.

TRASH & RECYCLING RECEPTACLES

- No trash and/or recycling receptacles will be visible from the street. Receptacles may be stored outside if concealed behind a screen. The screen may be a fenced area, brick wall or another suitable visual barrier.

WINDOWS

- No black windows.

This document exists to provide answers to frequently asked questions about the requirements for exterior improvements in *The Village on Canterbury*. Following the guidelines in this document does not replace and/or release property owners from the requirement to have ARC approval on all exterior property improvements and/or changes.

Nothing communicated and/or implied in this document would allow property owners to make decisions to change the exterior features of the property, including landscaping, without the permission of ARC granted in advance of any changes being made.

Nothing communicated and/or implied in this document supersedes the Restrictive Covenants. In the event of a discrepancy between the Restrictive Covenants and this document, the Restrictive Covenants will rule.