

WHITEMUD HILLS HOMEOWNERS ASSOCIATION

ARCHITECTURAL GUIDELINES SUMMARY

1-**PREAMBLE**-These are the ongoing guidelines for all homes in the neighbourhood of Whitemud Hills (Carter Crest) in the City of Edmonton and are based on the construction guidelines that were implemented at the various stages of development of the community. These guidelines are enforceable under the restrictive covenant placed on all properties by the developer at the time of purchase. These guidelines are focused mainly on the aesthetics of the homes and how they relate to each other, and should be considered in addition to Edmonton City Bylaws, and National and Provincial Building Codes.

2-**DESIGN CONCEPT**- Various limits are placed on unit size, setback, side yards, lot coverage, design repetition, house type, roof slopes and other specifics as per the construction guidelines for each stage of development. In general, bungalows are preferred on corner lots. House type, position and setting will be controlled to ensure compatibility with adjacent houses. High visibility rear elevations must receive treatments similar to front street elevations. Front entry steps must not exceed four risers per set. Exterior dwelling colours must be consistent with original design and complement neighbouring homes – bright or dark colours are not permitted. Any significant changes in exterior house colour must be approved in advance by the Homeowners Association.

3-**ROOFING & MATERIALS**- As per the WHHA Architectural Guidelines, "Roof materials must be one of untreated cedar or pine shakes or shingles, metal shakes or shingles or concrete or clay roof tiles." Rubber roofing consisting of a similar profile/thickness to a standard cedar shake or clay roof tile & resembling the aforementioned materials is also acceptable. **Asphalt shingles are not an approved roofing material within Whitemud Hills.**

Chimneys must be finished consistent with the exterior of the house. Soffits, fascia, trim, and eavestroughs must be complementary to the exterior finish.

Allowable siding materials include cedar, stone and brick, stucco and aluminum or vinyl siding.

4-**GRADING AND DRAINAGE**- Grading and drainage are to follow the land's natural slope and conform to the City's Drainage Bylaws. Sump pumps must not discharge onto neighbour's or public property. Retaining walls are the responsibility of the property owner and new installations must be approved by the Homeowners Association.

5-GARAGES AND DRIVEWAYS- All lots must be provided with at least a double attached side by side garage constructed concurrently with the house and utilizing the same materials as the house. Garage doors are to be painted, stained wood or metal raised panel doors. Driveway locations are specific to each lot. All driveways and front walks must be constructed of concrete or paving stones. **Asphalt or rubber driveways resembling asphalt are not permitted.**

6-MAILBOXES & HOUSE NUMBERS- Each house must have a mailbox installed at the front entrance. House numbers, at least 12.5 cm in height, must be clearly displayed in the front of the house. In some areas house numbers have been installed on separate pedestals also incorporating a yard light. For these pedestals, the finishing material and colour must be consistent with that of the house.

7-FENCING- All fencing must be constructed in accordance with the design established for Whitemud Hills. The approved colour for the wood fence is called "Cape Cod Grey", the only exception being the wood fence at the Pallasades Condominiums which is green and white. The concrete perimeter wall along Rabbit Hill Road and Terwillegar Drive utilizes coloured concrete and must not be painted unless authorized by the Homeowners Association. If you are staining fences, please ensure you use the Whitemud Hills Cape Cod Grey colour. Having a unifying fence colour for the over 7,000 meters of public facing fencing is a large part of what keeps our neighbourhood cohesive and appealing.

Please note that no signage is permitted on fences within Whitemud Hills – this includes real estate, election, advertising, flags & related items.

Product/Colourant Information for WHITEMUD HILLS CAPE COD GREY is as follows:

Dulux Paints

Product 9900A WOODPRIDE Solid Colour Acrylic

Base 9900A WHITE Base WH-99002189

Mix code COLOURANTS 5-gallon pail:

BX SY+22 1/2

CX 2Y+26 1/2

FX 10

Cloverdale Paints

Product 100% ACR LTX Solid Hide Stain (WEATHER ONE)-Acrylic

Mix Code Zero VOC COLOURANTS 5-gallon pail:

B-4Y54,

CX-3Y53,

I-40

Sherwin-Williams

Product PROMAR - Acrylic Latex

Mix code: 5-gallon pail:

CCE*COLOURANT	OZ	32	64	128
B1-Black	4	18	1	1
R2-Maroon	-	7	-	1
Y3-Deep Gold	2	8		

Additional notation on label "EXTRA WHITE 650260458

In recent years, contractors and the HOA have used each of the noted Cloverdale, Dulux and Sherwin-Williams products when staining the exterior side of public facing fences. Please, if you chose to source fence stain other than above, do so using a colour match approach of a post 2010 stain application.

Please email admin@whitemudhills.ca with any questions.

Please note: This is a summary of the guidelines for the various stages of the original development of the subdivision. The original guideline for your stage may be more restrictive and should be referred to if you are considering major renovations.

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Nov 2023