

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT BRITISH COLUMBIA
 FORM 17 CHARGE, NOTATION OR FILING Sep-03-2015 16:29:27.096
 LAND TITLE AND SURVEY AUTHORITY

CA4656984

PAGE 1 OF 21 PAGES

- Your electronic signature is a representation by you that:
 - you are a subscriber; and
 - you have incorporated your electronic signature into
 - this electronic application, and
 - the imaged copy of each supporting document attached to this electronic application,
 and have done so in accordance with Sections 168.3 and 168.41(4) of the *Land Title Act*, RSBC 1996, C.250.

Catherine Hee Eun Kim BL7674	Digitally signed by Catherine Hee Eun Kim BL7674
	DN: c=CA, cn=Catherine Hee Eun Kim BL7674, o=Lawyer, ou=Verify ID at www.juricert.com/LKUP.dcm?
	id=BL7674
	Date: 2015.09.02 16:58:40 -07'00'

- Your electronic signature is a declaration by you under Section 168.41 of the *Land Title Act* in respect of each supporting document required in conjunction with this electronic application that:
 - the supporting document is identified in the imaged copy of it attached to this electronic application;
 - the original of the supporting document is in your possession; and
 - the material facts of the supporting document are set out in the imaged copy of it attached to this electronic application.

Each term used in the representation and declaration set out above is to be given the meaning ascribed to it in Part 10.1 of the *Land Title Act*.

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Carol A. Lee of C.A. Lee Law Corporation
 on behalf of Boughton Law Corporation
 700 - 595 Burrard Street
 Vancouver BC V7X 1S8
 Document Fees: \$78.10

LTO Client No. 010408.dms
 604-687-6789
 File No. 85879.1 #18 Statutory Building Scheme -
 Showmark

Deduct LTSA Fees? Yes

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID] [legal description]

SEE SCHEDULESTC? YES

3. NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

STATUTORY BUILDING SCHEME

ADDITIONAL INFORMATION:

NATURE OF CHARGE, NOTATION, OR FILING: AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

SHOWMARK RODGERS CREEK DEVELOPMENT INC.

938 WEST BROADWAY
 VANCOUVER

V5Z 1K7

BRITISH COLUMBIA
 CANADA

Incorporation No
 671242

**LAND TITLE ACT
FORM E**

SCHEDULE

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND

Related Plan Number: **EPP25820**

STC for each PID listed below? YES

[PID] [LEGAL DESCRIPTION – must fit in a single text line]

- NO PID NMBR LOT 2 DISTRICT LOTS 793 AND 816 GROUP 1 NWD PLAN EPP25820
- NO PID NMBR LOT 3 DISTRICT LOTS 793 AND 816 GROUP 1 NWD PLAN EPP25820
- NO PID NMBR LOT 4 DISTRICT LOTS 793 AND 816 GROUP 1 NWD PLAN EPP25820
- NO PID NMBR LOT 5 DISTRICT LOTS 793 AND 816 GROUP 1 NWD PLAN EPP25820
- NO PID NMBR LOT 6 DISTRICT LOTS 793 AND 816 GROUP 1 NWD PLAN EPP25820
- NO PID NMBR LOT 7 DISTRICT LOTS 793 AND 816 GROUP 1 NWD PLAN EPP25820
- NO PID NMBR LOT 9 DISTRICT LOTS 793 AND 816 GROUP 1 NWD PLAN EPP25820
- NO PID NMBR LOT 18 DISTRICT LOTS 793 AND 816 GROUP 1 NWD PLAN EPP25820

Land Title Act

FORM 35
(Section 220(1))

DECLARATION OF BUILDING SCHEME

RODGERS CREEK AREA 3 EAST - LOTS 2-7, 9 and 18

NATURE OF INTEREST:	BUILDING SCHEME
HEREWITH FEE:	\$77.72
ADDRESS OF COMPANY ENTITLED TO APPLY TO REGISTER THIS BUILDING SCHEME:	SHOWMARK RODGERS CREEK DEVELOPMENT INC. (Inc. No. 671242) 938 West Broadway Vancouver, British Columbia, V5Z 1K7

NAME AND ADDRESS OF PERSON PRESENTING APPLICATION	CAROL A. LEE on behalf of Boughton Law Corporation 700-595 Burrard Street Vancouver, British Columbia, V7X 1S8 Tel: (604) 605-8333 Fax: (604) 683-5317
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Carol A. Lee

We, SHOWMARK RODGERS CREEK DEVELOPMENT INC., (Inc. No. 671242), a British Columbia company, of 938 West Broadway, Vancouver, British Columbia V5Z 1K7, declare that:

1. We are the registered owner in fee simple of the following lands:

<u>Parcel Identifier</u>	<u>Legal</u>
NO PID	Lot 2
NO PID	Lot 3
NO PID	Lot 4
NO PID	Lot 5
NO PID	Lot 6
NO PID	Lot 7
NO PID	Lot 9
NO PID	Lot 18

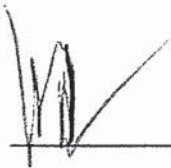
all of District Lots 793 and 816 Group 1 New Westminster District Plan EPP25820

(collectively, the "Lots").

2. We hereby create a building scheme relating to the Lots.
3. A sale of any of the Lots is subject to the restrictions enumerated in the schedule attached hereto.
4. The restrictions shall be for the benefit of all Lots.

EXECUTION(S)

OFFICER SIGNATURE(S)
(Must be executed in black ink)



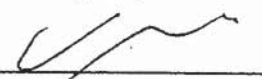
CAROL A. LEE
Barrister & Solicitor
700 - 595 BURRARD STREET
P.O. BOX 49290
VANCOUVER, B.C. V7X 1S8
(604) 687-6789

EXECUTION DATE

Y	M	D
15	04	23

PARTY(IES) SIGNATURE(S)
(Must be executed in black ink)

**SHOWMARK RODGERS CREEK
DEVELOPMENT INC.**
by its authorized signatory:



Print Name: Edward Wong

OFFICER CERTIFICATION:

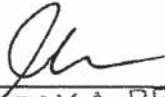

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

CONSENT AND PRIORITY AGREEMENT OF CHARGEHOLDERS

WE, **CMCC MORTGAGE CAPITAL (BC) CORPORATION** (Inc. No. BC0945226) of 900 – 20 Adelaide Street East, Toronto, ON, M5C 2T6, the holder of the following registered charges, in consideration of \$1.00 and other valuable consideration, consent to the registration of the above Declaration of Building Scheme and agree that it shall have priority over our respective charges.

TYPE OF CHARGE	REGISTRATION NUMBER OF CHARGE
Mortgage	CA4090966 extended by _____
Assignment of Rents	CA4090967 extended by _____

EXECUTION(S):

<p>OFFICER SIGNATURE(S) (Must be executed in black ink)</p> <p></p> <p>_____ MURRAY A. BRAATEN P.O. BOX 11140 PHONE 682-6821 2010 - 1055 WEST GEORGIA STREET VANCOUVER, B.C. V6E 3P3 (as to all signatures) SOLICITOR</p>	<p>EXECUTION DATE</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: center;">Y</td> <td style="text-align: center;">M</td> <td style="text-align: center;">D</td> </tr> <tr> <td style="text-align: center; vertical-align: middle;">15</td> <td style="text-align: center; vertical-align: middle;">4</td> <td style="text-align: center; vertical-align: middle;">23</td> </tr> </table>	Y	M	D	15	4	23	<p>PARTY(IES) SIGNATURE(S) (Must be executed in black ink)</p> <p>CMCC MORTGAGE CAPITAL (BC) CORPORATION by its authorized signatory:</p> <p></p> <p>_____ Name: <u>Marlene Dobslaw</u></p> <p>_____ Name</p>
Y	M	D						
15	4	23						

OFFICER CERTIFICATION:


Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

CONSENT AND PRIORITY AGREEMENT OF CHARGEHOLDERS

WE, **1018279 B.C. LTD.** (Inc. No. BC1018279) of #300 – 5687 Yew Street, Vancouver, BC, V6M 3Y2, the holder of the following registered charges, in consideration of \$1.00 and other valuable consideration, consent to the registration of the above Declaration of Building Scheme and agree that it shall have priority over our respective charges.

TYPE OF CHARGE REGISTRATION NUMBER OF CHARGE
Mortgage CA4090968 extended by _____


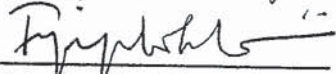
OFFICER SIGNATURE(S)
(Must be executed in black ink)


CAROL A. LEE
Barrister & Solicitor
700 - 595 BURRARD STREET
P.O. BOX 49290
VANCOUVER, B.C. V7X 1S8
(as to all ~~1018279~~ ~~1018279~~)

EXECUTION DATE

Y	M	D
15	04	23

PARTY(IES) SIGNATURE(S)
(Must be executed in black ink)

1018279 B.C. LTD., by its
authorized signatory:

Name: Clarence Cheng

Name: Francis Bok-lai Yip

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**WITNESSED AS TO EXECUTION ONLY.
NO ADVICE SOUGHT OR GIVEN.**

RODGERS CREEK - AREA 3 EAST LOTS 2-7, 9 and 18

SCHEDULE OF RESTRICTIONS

Definitions

1. For the purpose hereof, the following words and phrases will have the following meanings:
 - (a) **"Approving Authority"** means:
 - (i) Prior to the appointment of the Management Committee pursuant to sections 2 and 3 hereof, Omnimark Management Inc. (Inc. No. 956368) ("**OMI**"), having an office at 938 West Broadway, Vancouver, British Columbia, V5Z 1K7, or any company resulting from any amalgamation or other corporate reorganization involving OMI, or a person designated by OMI from time to time; and
 - (ii) following the appointment of the Management Committee pursuant to sections 2 and 3 hereof, the Management Committee, or a person designated by the Management Committee from time to time.
 - (b) **"Improvement(s)"** means any building or structure (including landscaping and driveways) constructed or installed on any of the Lots;
 - (c) **"Lands"** means the lands and premises described in the Declaration of Building Scheme to which these restrictions are attached;
 - (d) **"Lot"** means any of the lots comprising the Lands and any lot or legal parcel into which those lots are subdivided;
 - (e) **"Management Committee"** means any committee appointed by the owners of the Lots pursuant to section 2;
 - (f) **"Owner(s)"** means the person or persons or other entity or entities as are registered at the Land Title Office from time to time as the owners of the Lots;

Management Committee

2. Within a reasonable time following the later of:
 - (a) the sale of all the Lots by Showmark Rodgers Creek Development Inc.; and
 - (b) the completion of construction of all Improvements on all of the Lots in accordance with the provisions of this building scheme,

but in any case no earlier than December 31, 2016 and no later than December 31, 2040, the Approving Authority will, by giving not less than 14 days' written notice to each Owner, call a meeting of the Owners in order to appoint a Management Committee which will, for such a period as may be decided by the Owners at the meeting, be the Approving Authority hereunder. The Management Committee will consist of three persons elected by the Owners at the meeting.

3. The following rules will govern the conduct of the meeting:

- (a) a quorum for the meeting will consist of those Owners present in person or represented by a proxy holder owning or representing not less than 60% of the Lots. If such quorum is not present on the date of the meeting within one-half hour after the time fixed for the holding of such meeting, the meeting will be adjourned to a date not later than 21 days thereafter, at which adjourned meeting one or more Owners present in person or represented by a proxy holder will constitute a quorum. OMI will give not less than 10 days' notice of the place, date and time of the adjourned meeting.
- (b) at the meeting, each Owner will be entitled to cast one vote for each Lot owned. If there is more than one Owner of a Lot only one such Owners, as designated by the others, will be entitled to vote. Only Owners of record or a person appointed by proxy will be entitled to vote. Every question submitted to the meeting will be decided by a show of hands unless a poll is demanded, in which case a poll shall be taken. In the event of a tie vote of the Owners present or represented by proxy at the meeting, the chairman of the meeting will have the casting vote;
- (c) minutes of all proceedings of the meeting will be made and recorded by the chairman. Minutes, when signed by the chairman of the meeting, will be prima facie evidence of the matters therein stated and, until the contrary is proved, every such meeting in respect of which minutes have been made will be taken to have been duly held and convened and all resolutions passed or proceedings taken as referred to in the minutes will be deemed to have been duly passed and taken; and
- (d) the chairman of the meeting will be a person nominated in writing by OMI unless and until a chairman is selected by resolution. Meetings will be conducted as required by this section or as determined in the meeting where procedures are not prescribed herein. Representatives of OMI and any advisor of OMI may attend any meeting, address the meeting and move any resolution.

Upon the earlier of the date of expiration of the period for which the initial Management Committee was appointed pursuant to this section or the date that Owners of 50% of the Lots so requisition in writing, the existing Management Committee will call a general meeting of the Owners to appoint a new Management Committee. Notice in respect of and conduct of each meeting will, to the extent applicable, be in accordance with the procedures set out in this section. For certainty, the initial and any subsequent Management Committee shall, when carrying out its duties as Approving Authority during its applicable term, be bound by and carry out its duties in accordance with the provisions and requirements of this Building Scheme.

Restrictions

- 4. No building, fence or other structure shall be constructed or erected on any Lot and no existing building, fence or other structure shall be added to or extended without the prior written approval of the Approving Authority. The Approving Authority may nominate an architect or engineer in good standing with their respective provincial governing bodies to become the approving authority. The Approving Authority shall have the right by not less than six months' notice in writing to the registered owners of the Lots to resign from its position as Approving Authority, provided that prior to the effective date of such resignation, the Approving Authority shall use all reasonable efforts to appoint such replacement approving authority to exercise the rights and powers reserved to the Approving Authority in this Building Scheme. Any replacement approving authority shall have the same right to resign from its position as Approving Authority, as set forth above.

5. No construction or erection of any building, fence or other structure on a Lot shall be commenced before an application for approval of such construction or erection is submitted by the registered owner of the Lot to the Approving Authority and the Approving Authority has approved such application. The Approving Authority shall have the sole and discretionary power to approve or reject any application. Approval of the plans and specifications of such building, fence or other structure will not be granted unless the application requirements and design guidelines (the "**Guidelines**") attached as Appendix "A" are met. Any approval of the Approving Authority is conditional upon the work of construction of all buildings, fences and structures being prosecuted diligently and continuously in accordance with the approved plans and with the procedural requirements set out in the Guidelines. If such construction work, except landscaping, is not performed within 18 months from date of approval of plans by the Approving Authority, the Approving Authority may revoke the approval and the owner will be in the same position as if no approval had been granted.
6. No landscaping of any portion of any Lot shall be undertaken without the prior written approval of the Approving Authority. An application for approval of a plan of landscaping shall be submitted to the Approving Authority at the time of application for the initial development of the Lot and the Approving Authority shall have the sole and discretionary power to approve or reject the same. Approval of landscaping plans will not be granted unless the provisions of the Guidelines are met. If the landscaping of the Lot in the manner approved by the Approving Authority has not been completed within 27 months of the date of approval of the landscaping plans by the Approving Authority, the Approving Authority may revoke the approval and the owner will be in the same position as if no approval had been granted.
7. No trailer shall be maintained on any Lot as a residence nor may any trailer, boat, truck, motorhome, recreational vehicle or bus be stored anywhere on any Lot other than in an enclosed garage or other suitable enclosed space.
8. Not more than one dwelling house, except for one secondary suite or one coach house authorized by the Approving Authority, shall be erected on any one parcel or Lot.
9. No Lot shall be subdivided into two or more parcels, provided that if at any time a Lot or Lots are in the ownership of Showmark Rodgers Creek Development Inc., Showmark Rodgers Creek Development Inc. shall have the power to subdivide or otherwise alter or amend the boundaries of any such Lot or Lots.
10. No building or part thereof on any Lot shall be used as a boarding house, rooming house, hotel, beer parlour, resort, store, restaurant, shop, manufacturing workshop, commercial office, church or place of trade or business on the said Lot, except for an accessory home business.
11. No poultry, swine, sheep, cows, cattle or other livestock shall be kept on any Lot nor shall any Lot be used for the boarding of pets.
12. No television or radio antennas or aerials or satellite receiving antennas or dish or other telecommunication device shall be erected on any Lot or attached to the exterior of any building on any Lot or any part thereof.
13. No building material, crates, packing cases, contractor's sheds, equipment or other unsightly object or material shall be placed on any Lot otherwise than during such time as construction work approved by the Approving Authority is actually in progress. No excavation shall be made unless in connection with the erection of an approved structure.

14. Shall any part of this Building Scheme be declared or held invalid for any reason, such invalidity shall not affect the validity of the remainder which shall continue in force and effect and be construed as if this Building Scheme had been executed without the invalid portion and it is hereby declared the intention of the parties hereto that this Building Scheme would have been executed without reference to any portion which may, for any reason, be hereafter declared or held invalid.

RODGERS CREEK (AREA 3 EAST) DESIGN GUIDELINES

APPENDIX A:

THE FOLLOWING BUILDING RESTRICTIONS SHALL APPLY TO LOTS 2-7, 9 AND 18:

1. GRADING AND SITE CONFIGURATION

1.1 Guidelines

- **Building Footprint**
 - Main floor and basement floor footprints (including such elements as posts supporting raised decks or roof but excluding terraces, eaves, decorative features such as flying beams and the pitched portion of either gable ends or dormers) shall be contained within the building envelope for each Lot.
 - Building forms shall be set parallel or complementary to the property side and front street lines.
- **Lot Access**
 - Driveways shall not exceed a maximum slope of 20% and slopes over 15% shall incorporate heat trace to prevent icing.
 - Adequate space is required in the garage forecourt for suitable vehicle turnaround.
 - Driveway crossings shall not exceed 4.27 metres in width at the property line
- **Garage & Parking**
 - A minimum of two parking spaces shall be provided within an enclosed garage.
 - A maximum of three car garage/doors shall be permitted on any façade.
 - Three car garage/doors facing front or flanking streets shall be designed to provide variation through setback for either all three doors or for a minimum of one door. Setbacks shall be a minimum of 0.9 metres. Additional treatment, trellis or other shall be provided where possible to modify the visual impact of garage door walls.
 - **At grade garages:**
 - Garages that have doors at 90 degrees to the street shall be set back from the front property line a minimum of 4.57 metres. The face of such garage shall be of residential architectural quality and contain windows.
 - **Sub-grade (buried) garages will not be permitted in front yards unless such structures/garages are:**
 - for automobile storage only;
 - buried into existing slopes and landscaped so as to blend harmoniously into the front yard and street-scape;

- set back a minimum of 4.57 metres from the front street property line or for Lots 2, 3, 4 or 5, where also permitted by the municipality, may be set back 3.05 metres if so approved.
- have fully landscaped top surfaces, which may be a combination of hard and soft landscaping.
- **Landscape Retaining Walls**
 - Wherever possible, planted slopes not steeper than 2.0H to 1.0V shall be utilized in lieu of walls.
 - Retaining walls shall not exceed 1.22 metres in height unless:
 - Located in rear or side yards where the wall is not visible by the public; or
 - If otherwise necessary and designed and screened such that their visual impact is minimized.
 - All walls, including stacked rock, must be screened a minimum of 50% by plant material within one year of the wall construction.
 - The platform between wall faces shall provide a functional planting area of at least 0.91 metres in width.
 - Wall materials shall complement the character of the streetscape and/or architecture of the house depending on their location and purpose.
 - Lock-block, heavy timber, and brick masonry and concrete retaining walls (unless faced with natural stone or with an approved finish as described under 'Exterior Finishes') are prohibited.
 - Boulder walls (natural rock over 0.61 metres in any dimension) may not be used unless they are engineered for stability and artfully constructed to complement the surrounding landscape character.
 - Stacked rock walls must comprise mechanically split rock with squared intersecting faces/planes, forming dry stacked placed walls. Irregular dumped rock walls are not permitted.
 - Rocks or boulders contained in any rock gardens shall be 50% buried and screened with planting as above.

2. **BUILDING MASSING / ENVELOPE**

2.1 **Guidelines**

- Covered porches and entrances or similar use of overhanging shadow lines shall be used to enhance the architectural aesthetics.
- Second (top) storey side yard facades, including dormers, will be set back a minimum of 4.88 metres from the property line, other than second floor facades facing a creek edge or park which may be exempt from setback requirements if circumstances warrant at the discretion of the Approving Authority.

3. COMPOSITION OF BUILDING ELEMENTS

3.1 Guidelines

- Roof Design and Materials
 - Roofs may be flat (minimum 2% grade to drain) or sloped to a maximum of 12/12 pitch.
 - Roof design and massing shall provide visual interest and single roof elements (i.e. at the same plane, colour and texture) shall be a maximum of 150 square metres in area unless they are a vegetated green roof.
 - Mechanical equipment is to be fully enclosed and architecturally integrated with the building.
 - Parapets at the perimeter of the roof edge, or as an extension of the exterior walls may not extend more than 0.3 metres above the roof, unless they are part of an architectural feature on the exterior of the façade that is clad differently from the majority of the façade, in which case, they shall be less than 0.9 metres above the roof line.
 - Roof overhangs shall generally be a minimum of 0.76 metres for the main roof. Overhangs and shed roofs exceeding 1.83 metres shall have substantial post supports.
 - Roofing materials on buildings located along the periphery of the development that are adjacent to the forest edge, specifically Lots 9 and 18 Plan EPP25820 (which affects Lots 9 and 18 in this building scheme) must be Class A rated, and all other lots must have Class A or B rated roofing.
 - Concrete tile, asphalt shingle and non-reflective metal roofs are specifically permitted. Spanish-tile style roof material is specifically excluded.
- Entries Porches and Decks
 - Adequate weather protection for the front door must be provided.
 - Open areas below raised decks must be enclosed if not finished as useable patios.
 - Deck and balcony railings shall be 'transparent' in character.
 - Deck surface materials shall be predominately non-combustible or fire resistant material.
 - Slotted deck surfaces that would allow needle litter from trees to accumulate beneath the deck are not permitted.
- Windows and Doors
 - Windows shall conform to the architectural expression of Arts and Crafts, Prairie / Craftsman, Coastal Mountain or European Hillside style.
 - All windows will be flat pane Low E glazing.
- Fascias and Gutters
 - Fascias shall be substantial to provide a layering of reveals and shadows.
 - Fascias shall read as trim by a change in texture and color from that of the wall.
 - Attached metal gutters may not be used except in combination with layering of trims.
 - Soffits shall be wood or approved similar product.

- Exterior Finishes
 - Exterior siding shall be non-combustible material. Trims and architectural features may be combustible material.
 - No materials other than the following may be used for exterior cladding: local stone in random patterns, wood siding and manufactured sidewall siding/shingle products as may be approved, stucco and metal siding (limited to Alucobond, zinc or aluminum [with natural colours or true metal colour of zinc or anodized aluminum]). Architectural concrete, sandblasted concrete, board formed concrete, fibre-reinforced cement panels manufactured by Swisspearl, and Ultra High Performance Concrete (UHPC) manufactured by Taktl are permitted, subject to approval by the Approving Authority. Imitation materials such as manufactured stone, brick, imitation brick and vinyl are not permitted.
 - Where cement panels, UHPC or metal sidings are proposed only concealed fasteners are permitted (no exposed fasteners) and their extent will be limited to a maximum of 30% each for any building façade which directly faces a public street.
 - Stone materials shall be uniform natural stone veneers of minimum 100 millimetres thickness with mortar color to match the stone color. Partial veneers shall be finished with matching stone caps or ledges.
 - Predominant exterior colors will be neutral or earth tones, not including white and selected from the color palette provided by the Approving Authority.
 - Trim shall visually read as a strong element on wall surfaces, thereby giving interest and layering to the visual character of the facades.
 - Trim shall utilize a combination of different materials, colors and texture to provide a clear distinction from the surrounding wall surfaces.
 - Exposed walls must be clad with approved building materials for exterior cladding, with non-approved materials acceptable to a maximum of 200 mm above finished grade.

4. SUSTAINABLE GREEN BUILDING DESIGN

4.1 Guidelines

- Use local materials where possible.
- Excess site and building materials must be recycled.

5. LANDSCAPING AND MAINTENANCE

5.1 Guidelines

- Soft Landscape
 - Planting of one tree per 93 m² of lot area is required.
 - A minimum of two coniferous trees on lots less than 930 m² and a minimum of four coniferous trees on lots of 930 m² or more must be planted.
 - Below the downhill façade of the dwelling a minimum of two trees shall be planted within a zone that is five metres deep and extends the full width of the lot.
 - Coniferous trees shall be a minimum of three metres in height and deciduous trees a minimum of six centimetres caliper at time of planting.

- Tree and plant species must be predominantly locally suitable species, selected from the planting list provided by the Approving Authority.
- Layer trees, shrubs and vines shall provide filigree without completely obscuring visibility of the house.
- Hedges must not exceed a height of 1.83 metres.
- Landscaped areas shall be provided with an in-ground controlled irrigation system.
- Landscape work shall conform to the standard and practice of the British Columbia Nursery Trades Association and the British Columbia Society of Landscape Architects as may be amended from time to time.
- Irrigation systems shall be designed and installed to facilitate water conservation through high efficiency and uniformity, and shall be equipped with rain sensors to reduce watering after rainfall. The use of rainwater collecting devices such as rain barrels is required.
- Plant palette must emphasize drought tolerant, lower water demand plants, including indigenous varieties.
- The use of feature plants or plant groupings (e.g., Rhododendrons) to emphasize important locations such as entrances is required.
- Boulevards
 - Boulevard plant material and grass damaged by abuse shall be replaced or repaired as necessary as quickly as possible.
 - Boulevard irrigation shall be connected to the house system by the owner.
- Front Yards
 - Swimming pools may not be placed in front yards unless pool and attendant decks fit naturally into the finished grades.
 - Pool decks shall be a maximum of 1.22 metres in height from finished downhill grade.
 - The pool or attendant decks etc. shall be a minimum of 4.57 metres back from all exterior lot lines and 1.52 metres from all other lot lines.
 - Pool or deck railings shall be of open metal or transparent material as may be approved.
- Fences
 - Fences placed beyond 7.60 metres from the front property line shall not exceed 1.83 metres in height and shall be constructed of wood, stone and/or iron, except as required adjacent to Park areas.
 - Fences are not permitted within 1.2 meters of a front property line, and, where provided within 7.6 meters from the front property line, shall: a) not exceed 1.2 metres in height, b) except where a driveway is provided, be landscaped with soft landscaping between the fence and the property line along 80% of the length and for the full height of the fence at plant maturity, c) be constructed of wood, stone and/or iron except as required adjacent to Park areas and d) have a minimum of two-thirds of the face of the fence transparent.
 - Gates across driveways, if any, shall have a minimum of two-thirds of the face of the gate transparent, and shall be a maximum height of 1.2m.
 - Fences, if any, around tennis or similar courts must be black chain link, shall not exceed a maximum of 3.05 metres in height above the surface of the court, must not be closer than 1.52 metres to a property line, must be 50% covered by

vegetation within one year of construction, and must not be visible from the front yard.

- Fences, if any, at property lines abutting lands dedicated as park must be black chain link to a maximum of 1.83 metres in height.
- Pet enclosures are not permitted within the front yards or other street facing yards. Fences functioning as pet enclosures in side and rear yards shall comply with the height and materials requirements of this Guideline.
- Wood trellises and arbors shall not exceed a maximum height of 3.05 metres and must be set back from the front property line a minimum of 3.05 metres and 1.52 metres from all other property lines.
- Accessory Buildings
 - Are not permitted in front or side yards or rear yards of through Lots.
 - Must not exceed a maximum of 3.05 metres average height.
 - Must be set back a minimum of 1.52 metres from the rear property line.
- Hard Surfaces
 - Shall generally be of permeable material
- Bear Proofing
 - The house design shall include bear-proof locations for garbage, waste and refuse in the garage, shed, pool house or other accessory building.
 - Use of birdfeeders, fruit trees, and other planting that may attract bears is prohibited.

DEFINITIONS

'Architectural Concrete' means the quality of finish of the concrete after the forms are stripped, whereby: a) the final product is to be uniform and crisp in appearance, b) there is to be no visual transfer of the form work or joints in the exposed surface unless it is a deliberate design element such as a form tie pattern or accent reveals. Stamped, faux rock or brick patterns are not acceptable.

For clarification, SPECIFICATIONS FOR ARCHITECTURAL CONCRETE are as follows:

- The concrete shall be smooth and uniform without the need for finishing work or parging.
- A light sandblasting is recommended to provide a uniform colour and texture to the exposed face.
- Concrete finish shall be free of defects and extreme honeycombing; minor imperfections may be acceptable.
- Efforts should be made to minimize the potential of defects through use of high flow concrete, careful placing and vibrating.
- Concrete shall be uniform in colour.
- Concrete placement should be coordinated to minimize cold joints, and exposed faces should be poured in one continuous pour to ensure concrete is from same patch and cures under the same weather conditions.
- Finished concrete shall be straight and uniform in plane – no bulges or indentations.
- It should be visually straight (unless the face has a relief design – which needs prior approval).
- Concrete finish shall have sharp, crisp corners, reveals and reglets – free of chips and spalling.
- Form work is to be made of smooth faced material to minimize transfer of formwork textures to concrete face.
- A form release agent is recommended to ensure forms come off easily without the need to pry forms from green concrete.
- Forms shall not be reused if there is any evidence of surface wear and tear or defects that would impair the quality of the surface.
- Forms shall be thoroughly cleaned and properly coated with a form release agent before reuse.
- Form panels for exposed concrete may be reused a maximum of 3 times, providing the tie holes are reused and panels are not damaged in a way that will cause visual defects.
- The structural design for the formwork shall follow the requirements of CSA Standard CAN/CSA-S269.3. Specific attention shall be paid to the requirements for deflection, freedom from defects in the form-facing material that will reflect into the finished surface, sealing of the vertical joints, and methods of tightening formwork at horizontal joints to prevent leakage. Deflection of facing materials between studs, as well as deflection of studs and wales, shall be limited to 0.0025 times the span.
- Use only plastic cone ties: non-corroding, coil type, 25 mm (1") setback x 25 mm (1") diameter.
- Make joints of forms sufficiently tight to prevent leakage of concrete fines at corners and butt joints.
- Provide chamfer strips at all exposed corners (min 18 mm x 18 mm).
- Form ties must be placed in a uniform and organized layout – Shop drawings of form tie layout must be submitted for approval prior to construction.

- Horizontal construction joints and pour joints are acceptable, but must be located at a reveal line – and should be a clean crisp horizontal line.
- Fill form tie holes on surfaces exposed to view seal prior to sandblasting. Add high strength cement to the grout as necessary so that it will match the parent concrete strength.
- Fill the 40 mm (1”) depth of the form tie hole with a grout containing an approved bonding agent which matches the parent concrete, except that the coarse aggregate shall be omitted.
- Adjust the colour of grout to match the parent concrete when cured.
- Consistency of the grout shall be such as to be slightly damp to the touch (just short of “balling”), hammer the grout back from the surface of the surrounding concrete approximately 10 mm (3/8”).
- Leave the surface of the grout plug smooth and ensure that any excess grout is removed from the surface of surrounding concrete.
- Sandblast surfaces within 28 days after concreting.
- Individual concrete members shall be sandblasted at the same age to ensure reasonable colour uniformity.
- Prior to completion of the project and prior to the handover to the Owner, concrete shall be cleaned of efflorescence and any staining which may have occurred during the construction process.
- Colour and texture shall be uniform in appearance.

‘Board Formed Concrete’ means casting of wood grain and board textures into the concrete after the forms are stripped whereby:

- a) The final product has a visual warmth and natural wood textures permanently set into the concrete surface.
- b) Joints between the forms can be tight fit, or loose (allowing for additional texture).
- c) The board forms can be placed horizontally or vertically (diagonal orientation is not permitted).
- d) Wood grain is to a deep relief casting into the concrete.
- e) Sanded boards are not acceptable – knots and waned edges to boards is not accepted, and boards should be virtually knot free and should have clean straight edges.

For clarification, SPECIFICATIONS FOR BOARD FORMED CONCRETE are as follows:

- The concrete shall be high flow mix with smaller aggregate to allow good flow of the slurry into the grain of the wood.
- Concrete finish shall be free of defects and extreme honeycombing; minor imperfections may be acceptable.
- Concrete shall be uniform in colour.
- Concrete placement should be coordinated to minimize cold joints, and exposed faces should be poured in one continuous pour to ensure concrete is from same patch and cures under the same weather conditions.
- Form work is to be made of sandblasted wood planks (cedar or SPF) – the sandblasting is required to remove the summer wood fibres and to raise the grain.

- A form release agent is recommended to ensure forms come off easily without the need to pry forms from green concrete.
- Board forms should be seasoned with a slurry of cement and water to fill the pours and limit the release of tannins into the concrete.
- The structural design for the formwork shall follow the requirements of CSA Standard CAN/CSA-S269.3. Specific attention shall be paid to the requirements for deflection.
- Board forms can be added to the interior face of the plywood form, or can be freestanding formwork.
- Deflection of facing materials between studs, as well as deflection of studs and wales, shall be limited to 0.0025 times the span.
- Provide chamfer strips at all exposed corners (min 18 mm x 18 mm).
- Form ties must be placed in a uniform and organized layout – shop drawings of form tie layout must be submitted for approval prior to construction.
- Prior to completion of the project and prior to the handover to the Owner, concrete shall be cleaned of efflorescence and any staining which may have occurred during the construction process.
- Colour and texture shall be uniform in appearance.

APPLICATION PROCESS

As required by the Building Scheme for Rodgers Creek Area 3 East Lots 2-7, 9 and 18, an application for approval of any form of development is to be submitted to the Approving Authority for approval. The application requirements are detailed below:

- (a) For the first dwelling to be constructed on the lot, the Approving Authority shall provide each owner with a legal survey and topographic plan established for their Lot which details Existing Natural Grades as defined by the District of West Vancouver, building envelopes, covenant areas, rights-of-way, landscape embankment areas where applicable and site area. In addition, as-built engineering drawings are available for the boulevard, road and service connections.
- (b) Each application is to be made by the Lot owner(s) on the forms provided by the Approving Authority and shall be accompanied with:
 - (i) a proof of ownership of the Lot in the form of a current title search
 - (ii) one set of the following plans, drawings and other information:
 - A. A site plan (at a scale of 1/8" = 1'-0") with the following information indicated; existing topography, the location of the exterior wall at each floor, proposed floor levels, the driveway location with slope calculations, and a preliminary indication of finished grades and walls for the portion of the lot not occupied by buildings.
 - B. Four elevations, which may be supported by a perspectives sketch or sketches, sufficient to indicate the architectural form and character of the house.
 - C. A landscape concept plan for both grades, retaining walls and planting.
 - D. One set of photos of the site and adjacent houses.
 - E. A preliminary typical cross section indicating the general setting of the house on the lot in relation to existing grades and adjacent streets.
 - F. Images for exterior finishes.
- (c) Once a preliminary approval has been granted by the Approving Authority, submission of complete plans may be made. Two sets of the following plans are required:
 - (i) final site plan and complete architectural plans prepared at 1/4"=1'-0" scale including detailed floor plans showing Lot boundaries and envelope lines, roof plan, building elevations, sections, and indication of exterior finishes;
 - (ii) a typical cross section indicating the final setting of the house on the lot and its relation to the facing street(s);
 - (iii) a typical rendered elevation or perspective accurately depicting colors and textures of the exterior finishes;

- (iv) a completed exterior materials and appearance form and color chip samples all presented on a 8½" X 11" format suitable for filing; and
 - (v) a final detailed landscape plan superimposed on the 1/8"=1'-0" scale topographic plan, showing the position of all buildings on the lot and detailing the location and materials of all fences and retaining walls and their top-of wall and base-of-wall elevations, the general location and types of landscape planting material, the location and materials of all hard landscape elements including driveways, patios, paths, swimming pools, accessory structures, etc. and all landscape area grades and site sections of critical grade areas. Three copies of the landscape plans are required.
- (d) Exterior finishes are to be submitted for inspection to the Approving Authority of the form work, if any, and approval by the Approving Authority is required prior to the pour date.

**LAND TITLE ACT
FORM DECLARATION**

Related Document Number: CA4656984

PAGE 1 OF 1 PAGES

Your electronic signature is a representation that: you are a subscriber as defined by the Land Title Act, RSBC 1996, C.250, the original or where designated by the Director, a true copy of the supporting document is in your possession and that the summary of the material facts set out in this declaration accurately reflects the material facts set out in each supporting document and if a supporting document is evidenced by an imaged copy the material facts of the supporting document are set out in the imaged copy of it attached. Each term used in the representation and declaration set out above is to be given the meaning ascribed to it in Part 10.1 of the Land Title Act.

Catherine Hee Eun Kim BL7674	Digitally signed by Catherine Hee Eun Kim BL7674 DN: c=CA, cn=Catherine Hee Eun Kim BL7674, o=Lawyer, ou=Verify ID at www.juricert.com/LKUP.cfm? id=BL7674 Date: 2015.09.04 11:53:11 -07'00'
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On page 5 of the Form 35 Declaration of Building Scheme attached to the Form 17 Charge application number CA4656984, please insert additional extension of Mortgage number CA4656799 and additional extension of Assignment of Rents number CA4656800.

On page 6 of the Form 35 Declaration of Building Scheme attached to the Form 17 Charge application number CA4656984, please insert additional extension of Mortgage number CA4656801.

NOTE:

A Declaration cannot be used to submit a request to the Registrar for the withdrawal of a document.