

DEVELOPMENT GUIDELINES

RIVERSIDE GREEN SUBDIVISION

Following are some guidelines to consider during your development.

1. No chain-tracks crawler or heavy duty equipment to be driven on the Riverside Green Subdivision or the approach. When using the equipment, transport it on to your lot on a low-boy trailer for unloading and reloading after work is finished.

Concrete cement delivery trucks should be instructed NOT to dump excess concrete or wash their trucks on the subdivision road or the ditches. The above to be done on the owner's lot or other arrangements to be made

Any damage caused by contractors will be charged to lot owners.

2. No digging on the road within the ditch area or adjacent seeded embankments is allowed.
3. Every owner is responsible for maintaining his/her approach and driveway.
4. Utility services i.e. electricity and natural gas are on the road as per plan. As for water you can drill your own water well and for grey water disposal you have to build your own septic system.

Prior of any service work connections, i.e. gas, power, or others please consult and obtain permission from the subdivision owner.

5. Survey & stakeout for location of the buildings and plan's design must receive developers seal of approval prior to submission to the MVC County for development permit as per land use by law of the County.
6. Dwelling construction on each lot shall be a single family residence. The minimum square footage for bungalow 1250 sqft and one-and-a-half or two storey 1800 sqft. Single wide mobiles are not permitted. New modular and new double wide and pre-build section units or move-in dwellings may be approved by the County Planning Commission.
7. No garbage, refuse, or other materials except vegetation removed for the purpose of establishing of building site, shall be burned on any property except for wood recreational fires in a proper fire pit and only in accordance with all applicable statues, by laws and regulations.
8. All pets shall be restrained and kept within the property owned by the owner of such pet, so as not to cause any nuisance, annoyance, or excessive noise. When off the property all animals shall be on a leash and properly controlled.

9. No abandoned vehicle, machinery, or other unsightly items shall be kept or stored on any property, except within a building, with the intent that all properties shall be kept in a neat and presentable condition.
10. Please follow all development guidelines as per development agreement of the Riverside Green subdivision and set back requirements of the MVC County prior of pursuing your development. If in any doubt, please contact the developer of the MVC County.
11. The covenants contained herein shall be registered against the titles for the properties and shall be considered to be covenants running with the land, and shall run with the land from the date of registration in perpetuity. The covenant shall ensure to the benefit of and shall be binding upon any future owners, or lessees of the property, and may be enforced through the Courts of the Province of Alberta.

Dated at _____, the _____ day of _____ 2020

Witness

Purchaser

Witness

Purchaser

ROMAN MANAGEMENT (ALBERTA) LTD.
BOX 9, SITE 1, R.R. 1, SUNDRE, ALBERTA T0M 1X0

R E C E I P T

I, the undersigned acknowledge herewith that I have received the copy of Development Agreement for the "Riverside Green" subdivision in Sundre area.

Date

Print Name:

Signature

Print Name:

Signature

