



2000 Barrington Street, Suite 202
Halifax, Nova Scotia B3J 3K1
902.422.3500
www.brunelloestates.com

Design Guidelines

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DESIGN GUIDELINES

Brunello Estates' Vision

Brunello Estates' vision is to be Halifax's leading lifestyle community that integrates exciting new serviced residential properties with a first class Tom McBroom Golf Course, hiking and walking trails, parkland and wetland areas, tennis courts and related sports activities, canoe, kayak and boat launch at Nine Mile River together with a fitness and spa centre and other community activities.

Of the 530 acres rolling wooded landscape of Brunello Estates adjacent to Nine Mile River 248 acres (48%) are being retained as open green space comprising parklands, natural green space, walking trails and the Tom McBroom Golf Course which creates an ideal setting for a community looking for a sense of place.

Landscape Guidelines

As part of this overall vision in addition to the green space created by the golf course, wetlands and parks in respect to the individual building lots Brunello Estates will be trying to maintain the natural elements of the land. This will include saving of trees or planting them, use of nature rock outcroppings, and incorporating attractive landscaping in front of homes so that the street scape has many natural elements. In this regard a minimum set back of 25 feet will be required. Construction work of any kind will only be permitted after Brunello Estates has approved in writing a landscape plan consistent with the following detailed landscape guidelines.

Home Design Guidelines

While Brunello Estates will be encouraging flexibility and creativity in individual home designs, Brunello Estates will require homes to be appropriately sized and placed on the building lot. Brunello Estates encourages the use of exterior materials that compliment the natural surrounding and as well encourages the building of homes that compliment a more green world. In order to protect the overall integrity of the Brunello Estates Community and as well recognize the creativity of individuals, prior to the construction of any building, Brunello Estates approval must be obtained in writing. While Brunello Estates reserves full discretion to approve or not approve any particular building, it will take into consideration the appropriate fit of the building on any particular lot consistent with the general neighbourhood and the following specific design guidelines.

Construction Guidelines

Brunello Estates recognizes that builders will want to work efficiently and Brunello Estates will do its best to facilitate this. Following are detailed rules requiring builders to act in a manner that respects adjacent properties along with appropriate environmental controls and good clean up practices.

Community Association

All property owners will be required to join the Brunello Estates Community Association which will provide benefits to members of the Brunello Estates Community and reference is made to the Brunello Estates Community Association summary.

Protective Covenants

Brunello Estates have put together Protective Covenants designed to protect the future integrity of Brunello Estates. The Protective Covenants will be attached to all deeds and will be binding on all current and future property owners.

LANDSCAPE GUIDELINES

As Brunello Estates will be trying to maintain the natural elements of the land including the saving of trees, use of natural rock outcroppings and incorporating attractive landscaping in front of homes the following detailed guidelines have been set out. In addition to a minimum setback of 25 feet being required construction work of any kind will not be permitted until Brunello Estates has approved in writing a landscape plan consistent with the following guidelines.

To enhance and maintain the value of all the building lots within Brunello Estates, Brunello Estates has developed guidelines to ensure that design, construction and maintenance of buildings and landscaping are carried out in an environmentally sensitive and aesthetically pleasing manner. Regarding landscaping, because of slopes, rock outcroppings, elevations of the land, existing vegetation cover and soil type are different on individual lots throughout the development, it is not realistic to establish rigid guidelines dealing with all landscaping aspects. These guidelines will be used in conjunction with building and other plans submitted for approval.

L 1.01 Maintenance of Trees

Tree retention within Brunello Estates shall be a high priority and no healthy tree with a butt diameter greater than 2" shall be removed without the prior written consent of Brunello Estates, except those trees which must be removed for the purpose of construction in accordance with the approved Site Development Plan. If any tree is otherwise cut down, destroyed or removed an equivalent tree shall be replaced at the cost of the property owner.

L 1.02 Landscape Plan

Prior to any development on the property, a landscaping plan must be submitted to Brunello Estates for approval (the "Site Landscape Plan"). The Site Landscape Plan shall show the proposed location and type of all proposed landscaping as it relates to sodding, grass, trees, plants, shrubs, walkways, fencing, lighting and any other item considered as part of the landscaping for the property. Particular attention should be paid to natural features on the property such as natural slopes, rock outcroppings and faces, existing trees and they must be incorporated into the landscape design for the property where practical. The Site Landscape Plan shall be prepared and certified by a qualified professional in this field of work and shall be signed as approved by Brunello Estates before any excavation or construction is commenced. As a guideline, examples of site landscaping attached at the back of this section are to be used as the basis for the landscape plan. **Once the landscaping is satisfactory completed, Brunello Estates will cancel and give back to the lot purchaser the \$4,000 Demand Promissory Note held as security for completing the landscaping.**

L 1.03 Site Development Plan

Prior to any clearing or development on the Property, a site development and grading plan shall be submitted to the Brunello Estates for approval (the "Site Development Plan"). The Site Development Plan shall show the proposed lot grading, proposed location of the dwelling and all other structures, driveways, service laterals, basement floor elevations, walkways, fences, drainage swales, and other major features including the golf course buffer zone. It shall also show proposed erosion and sediment control features and measures during construction. The Site Development shall be prepared and certified by a qualified professional in this field of work and shall be signed as approved by Brunello Estates before any excavation or construction is commenced. In reviewing the Site Development Plan, Brunello Estates shall take cognizance of the requirements of this paragraph, the Construction Guidelines, Home Design Guidelines and Landscape Guidelines. Site Development Plans not giving appropriate consideration to these requirements will be returned for revision prior to approval. **A \$1500 Site Development deposit shall be provided to Brunello Estates as part of the plan and will be refunded to the lot purchaser once the certificate of compliance referred to in clause C 1.02 is requested and provided by Brunello Estates.**

L 1.04 Site Clearing

No site clearing for any purpose shall commence until the golf course buffer zone and mature trees slated for retention have been located flagged and marked with orange construction fence in the field to identify areas not to be disturbed and the personnel who will be working on the site are made aware of the purpose of the flagging and fencing.

L 1.05 Final Grading

Final grading and landscaping of the Property shall be generally in accordance with approved Site Development Plan and certified as to its correctness by a qualified professional.

L 1.06 Property Care Schedule

All disturbed areas shall be stabilized as soon after building completion as possible and within one month after completion, or where completion occurs during the winter, the start of the spring growing season. All disturbed areas shall be landscaped and landscaping shall be carried out through the use of sod or other permanent ground covers to prevent erosion.

L 1.07 Future Grading

Brunello Estates shall have the right to grade any area within or adjacent to the Property as may be required in order to comply with the grading shown on any engineering plans approved by municipal or other governmental authorities until the construction of streets, walkways and public easements has been completed and as may be required from time to time for alterations and improvement to adjacent lots.

L 1.08 Protection of Trees

The use of heavy mechanical equipment within the bow spread of trees to be maintained on the Property shall be kept to a minimum. Where use of such equipment is necessary to implement the approved Site Development Plan, the operator shall take extreme care not to damage the bark, limbs or roots of the tree. Additional mats or soil shall be placed on the ground surface to protect the roots and any roots, or limbs, which are encountered or damaged during excavation, shall be neatly cut and sealed and bark scraped shall be sealed.

L 1.09 Driveways and Walkways

There shall only be one driveway access per property unless Brunello Estates has consented in writing.

The driveway must be covered with gravel prior to the start of construction on the lot so that silt is not tracked onto the street during construction.

Upon completion of the dwelling the driveway is to be surfaced with exposed aggregate, stamped asphaltic pavement, concrete, brick, or paving stones.

Each driveway must have a driveway entrance illuminated by not less than one lantern type fixture located within 10 feet of the properties lot line adjacent to the street similar to the examples provided in the Brunello Estates Display Centre.

All walkways between the house and the street must be hard surfaced with exposed aggregate, concrete, brick paving stones or flagstone.

There shall be no walkway which leads from any lot being used as residential purposes to the golf course.

L 1.10 Fencing or Walls

Fencing and walls are allowed to provide privacy, windbreaks, and screens for service yards, define outdoor living areas, etc. but are only allowed in the rear yard of any lot.

Materials approved for fencing are wrought iron, chain link in black, painted or stained wolmanized with decorative lattice work. All fence materials and location is to be submitted to Brunello Estates for approval.

Fences or walls not exceeding 4 feet in height will be allowed subject to these guidelines. Fence or wall dimensions may be permitted to exceed 4 feet in height in certain circumstances to address privacy or windbreak issues but in no circumstance will they exceed the maximum height allowed by the current HRM by-law regarding fences.

L 1.11 Electrical and Communications

All electrical and communications wiring and cabling leading to any building and/or any exterior light located on the property shall be underground.

Satellite dishes less than 2 ft diameter are permitted and require approval from Brunello Estates in writing as to the location and placement on the house. Locating satellite dishes near the front of any house, viewable from the street shall be discouraged.

HOME DESIGN GUIDELINES

In order to protect the overall integrity of the Brunello Estates Community and as well recognize the creativity of individuals, prior to the construction of any building, Brunello Estates approval must be obtained in writing. While Brunello Estates reserves full discretion to approve or not approve any particular building, it will take into consideration the appropriate fit of the building on any particular lot consistent with the general neighbourhood and the following specific design guidelines. Brunello Estates recognizes because of numerous architectural styles and finishes have similar ascetic merit, rigid dealing with all aspects of building design would either be unduly restrictive or excessively complicated.

HD 1.01 Building Plans

No building or other structure, including fencing, gateways, gazebos, walls, or similar structures shall be commenced, constructed, erected or maintained on the Property nor shall any addition to or alteration thereof be made until the plans, specifications and siting plans (the "Building Plans") showing sufficient information to portray what the aesthetics of the completed building or structure shall be, have been submitted to and approved by Brunello Estates, who may in its discretion refuse to approve the Building Plans or any aspect thereof which in its opinion are unsuitable or undesirable. In approving the Building Plans, Brunello Estates will take into consideration the design, material and colour of all roofs, exterior walls, wood-work, windows, hardware, lighting fixtures and landscape details proposed and the harmony thereof with the surrounding area and the effect of the building or other structures as planned on adjacent and neighbouring building lots. The property owner and its designers, contractors and builders shall submit Building Plans which are generally in compliance with the architectural guidelines attached.

HD 1.02 Types of Building

No building shall be erected on the Property other than a detached private residential dwelling, multifamily residential, commercial or institutional use as outlined in the approved development agreement and corresponding schedules for the project. Each dwelling shall be provided with an appropriate garage, attached or detached. Architecturally appropriate outbuildings may also be erected on the Property. Generally outbuilding, including, detached garages, storage sheds, gazebos and fences should be architectural similar to and complement the primary residence on each property.

HD 1.03 Minimum Dwelling Size

No dwelling shall be constructed on the Property which has a minimum square footage of habitable area including attached garage less than:

- i. 40' wide lot – 1700 sq. ft.
- ii. 50' wide lot – 2300 sq. ft.
- iii. 60' wide lot – 2600 sq. ft.
- iv. 20' wide Townhouse lot – 1400 sq. ft.
- v. 30' wide Garden Suite – 2000 sq. ft.

HD 1.04 Building Use

The Property or any building erected thereon shall be used as private residence and shall not be used for any other purpose, nor shall anything be done or permitted upon any of the Property or building erected thereon which shall be a nuisance to the occupancy of any neighbouring property or buildings.

HD 1.05 Completion of Work

The construction of any building or other structure shall be completed in accordance with the approved plans and shall be substantially completed within 12 months of the date of commencement of construction.

HD 1.06 Building Façades

It is required that no building façade is to be greater than 40 feet horizontally, without some elevation relief feature, with not less than 2 feet projection. Example: balcony, projections window or wall feature, entry canopy, change of wall direction, etc. Each dwelling should emphasize architectural detailing through the use of lintels, pediments, pilasters, columns, porticos, overhangs, corner boards, frieze, and fascia boards. Other types of detailing will also be considered by Brunello Estates.

It is required that no building façade shall have an exterior wall surface unbroken by windows for a distance greater than 20 feet horizontally.

It is required that all exterior posts shall have a minimum finished outside dimension of 7 ½" square and should be finished to match or complement the adjacent structure.

It is required that finish materials for exterior walls are limited to:

- i. Horizontal lap siding 4" to 6" exposed to the weather, i.e. Hardie Board
- ii. Clay Brick
- iii. Concrete Brick
- iv. Stone
- v. Concrete limited to 12" from finished grade
- vi. Stucco
- vii. Cedar shakes
- viii. Vinyl siding is permitted provided its specification meet an architectural quality that is satisfactory to Brunello Estates.

It is prohibited that concrete foundations must not project greater than 12" above finished grade unless finished the same as the remainder of the building façade.

HD 1.07 Windows, Doors and Roofs

It is encouraged that window proportions should be in a size of at least 2:1 height to width. Windows required to be wider should be broken into multiple window sections until the desired slenderness ratio is achieved.

It is required that main entry doors have weather protection. (Example: entry portico or roof, roofed veranda, entry canopy, etc.)

It is required that roof designs are to be sloped, with pitched simple gabled and hipped variations preferred, over shed or mansard designs.

It is encouraged that minimum roof slopes are 6/12 (vertical to horizontal).

It is required that roofing materials be: asphalt shingles (architectural design), composite shingles, wood shingles, slate shingles, non-glare metal roofing (color must be approved in writing).

Mechanical roof vents are prohibited. All vents of any description are to be the same color as the surrounding materials.

Skylights are to be placed as close to the roof surface as possible. Bubble shaped roof skylights are prohibited and glass skylights are encouraged.

HD 1.08 Decks

It is required that the closure between grade and wall or deck shall appear solid. The underside of decks, patios, porches, verandas, etc: more than 1 foot above finished grade but not more than 6 feet above finished grade, must be enclosed with siding, trellis, or semi solid building materials to the finished grade. Closure shall be installed no more than 2 feet back from the leading edge of the structure. The edge of the underside of decks located above finished grade must be finished with a fascia covering.

HD 1.09 Chimneys

Masonry chimneys of brick or stone are encouraged.

It is required that metal chimneys are boxed in (to within 6" of the top of the chimney) using stone, brick or the same exterior finish material used on the related structure. All boxed in chimneys are to have at least one cross sectional dimension of the box the same magnitude as the height of the box above the roof plane.

HD 1.10 Back Water Valve

It is required that the property owner install and maintain a backwater valve on the storm sewer lateral in all cases where the foundation drain is connected to the storm drainage system, and where the basement floor is lower than the adjacent street.

CONSTRUCTION GUIDELINES

While Brunello Estates recognizes the builders need to work efficiently, the following detailed rules will apply requiring the builders to act in a manner that respects adjacent properties along with appropriate environmental controls and good clean up practices.

C 1.01 Brunello Estates Approval

No development or construction at the Property shall be commenced until Brunello Estates' approval in writing for the proposed development or construction has been obtained as required by these guidelines. Any subsequent revisions to the approved Site Development Plans or the approved Buildings Plans must be approved in advance by Brunello Estates.

C 1.02 Certificate of Compliance

After the completion of the construction of the main dwelling at the Property and the initial landscaping, Brunello Estates shall at the request of the property owner prepare and supply a Certificate of Compliance in a format approved by Brunello Estates within a reasonable period of time that certifies whether or not the Site Development Plans, Landscape Plan and Building Plans or any revisions thereto have been approved by Brunello Estates and whether or not Brunello Estates is aware of any default in respect to the design guidelines set out in this document.

C 1.03 Erosion and Sediment Control Regulations

No development shall take place on the Property which violates the applicable requirements set out in the guidelines in the "Guidelines for Erosion and Sediment Control on the Construction Sites" published by the Nova Scotia Department of Environment or the by-laws of the Halifax Regional Municipality.

C 1.04 Erosion and Sediment Control Devices

No development or excavation shall be commenced on the Property until all the erosion and sediment control features and measures shown on the approved Site Development Plans and required by the guidelines have been put in place. Such features shall be maintained until completion of stabilization of all disturbed surfaces.

C 1.05 Sediment Control and Discharge of Water

All exposed excavated material on the Property shall be stabilized to control sediment runoff. No discharge of discoloured water or water-carrying sediment is permitted into sewers, watercourses or wetlands. Use of adequate filtering systems to prevent sediment runoff from the Property shall be established and implemented.

C 1.06 Street Construction and Sediment Controls

Brunello Estates or its agents may place enviro-fence or other erosion and sediment control measures on the lots during construction of streets and municipal services in a manner which will be beneficial to the property owner during subsequent landscaping and construction on the Property. If such devices are in place at the time the property owner acquires the Property from Brunello Estates, their subsequent maintenance and removal shall be the responsibility of the Grantee who hereby undertakes to do so in a manner in which prevents sediment from being washed into sewers, watercourses or wetlands.

C 1.07 Damage to Other Properties

Any damage to survey stakes or markers or to any services which have been installed by or on behalf of Brunello Estates (which services shall include but not be limited to water service lines, curb stops, sanitary and storm sewer services, street construction including gravel, curb, gutter, asphaltic pavement, curb backfill and landscaping) caused by the property owner or any other person or entity working or engaged on their behalf, they shall be repaired promptly at the expense of the property owner. If the property owner fails to complete such repairs within a reasonable time upon receipt of notice from Brunello Estates, then Brunello Estates may repair the same and recover the costs (including all legal and other professional costs incurred) thereof from the property owner.

C 1.08 Clean up

The property owner shall be responsible for the removal of all material and the cleaning of all mud and gravel or any other material including construction debris which may be deposited on the street or outside the boundaries of the Property by the property owner or its employees, agents, licensees, invitees or others acting on their behalf of or under their control. Any such material shall be removed by the property owner within 24 hours of receipt of request to do so from Brunello Estates and if it is not so removed, then Brunello Estates may cause the material to be removed and recover the cost thereof (including legal and other professional cost incurred) from the property owner.

C 1.09 Property Maintenance

The property owner shall maintain a reasonable standard of landscaping at the Property, including, without limiting the generality of the foregoing, grading, ground covering, cutting and weed control, fences, gates, walls, terraces, walks and driveways. They shall also perform landscape maintenance to the area directly adjacent to the Property between the back of the curb and the Property boundary in front of the property.

C 1.10 Building Maintenance

The property owner shall maintain the exterior of all building and other structures at the Property in a state of good repair including, without limiting the generality of the foregoing, masonry, exterior lighting, painting and finishes, wood work, grills, trellises, walls, gates and fences. All landscaped areas, structures and all exterior-building components shall be maintained in a neat and attractive manner at all times.

C 1.11 Ditches and Watercourses

The property owner shall be responsible for the maintenance of all ditches, major drains and watercourses within or abutting the Property as may be required to permit the free and unobstructed flow of water therein a manner which will not cause backup and flooding or erosion.