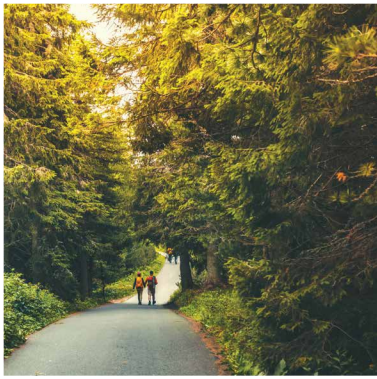
TAYLOR
ESTATES



BUILD YOUR DREAM HOME

A home is more than the sum of its parts. Beyond the building, it is the location you want to be in and the lifestyle you want to live. In scenic Taylor Estates, you have the space and atmosphere to create your dream home.

Located on the Southern edge of the City of Grande Prairie, Taylor affords you all of the convenience of city living and all the comfort of country life. It is the only completely custom built community in the region. Taylor Estates boasts multiple Rotary Dream Homes and numerous Canadian Home Builders' Association Award winners.

TAYLOR ESTATES FEATURES:

- Large rural estate properties
- A natural setting on the banks of Bear Creek
- Paved roads and walking trails
- Wide open spaces
- Subdued street lighting
- City services
- County taxes

RE/MAX GRANDE PRAIRIE

KIM LISSOWAY
MYLifestyleAGENTS

TO PURCHASE YOUR LOT, CONTACT:

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SITE PLAN *phase III*

LOT PRICING *phase III*

BLOCK 1

LOT	ACRES	PRICE
34	0.52	SOLD
35	0.52	SOLD
36	0.52	SOLD
37	0.52	SOLD
38	0.52	SOLD
40	0.58	$275,000
41	0.54	$275,000
42	0.53	SOLD
43	0.53	$275,000
44	0.60	SOLD
45	0.94	$325,000
46	0.85	$325,000
47	0.86	$325,000
48	0.87	SOLD
49	0.86	SOLD
50	0.90	SOLD
51	0.87	SOLD
52	0.81	SOLD
53	0.83	$375,000
54	0.87	SOLD
55	0.87	SOLD
56	0.83	SOLD
57	0.85	SOLD
58	0.83	SOLD
59	0.79	SOLD
60	0.73	SOLD

BLOCK 6

LOT	ACRES	PRICE
11	0.66	SOLD
12	0.65	SOLD
13	0.62	SOLD
14	0.58	SOLD
15	0.55	SOLD
16	0.54	SOLD
17	0.54	$250,000
18	0.54	SOLD
19	0.54	SOLD
20	0.54	SOLD
21	0.54	SOLD
22	0.54	SOLD
23	0.58	$260,000

BLOCK 7

LOT	ACRES	PRICE
2	0.52	SOLD
3	0.58	SOLD
4	0.58	SOLD
5	0.58	SOLD
6	0.52	SOLD
7	0.52	SOLD
8	0.52	SOLD
9	0.52	SOLD

RESTRICTIVE COVENANTS *phase III*

1 The said lands shall be used for the construction on each lot of a single detached residential dwelling only (hereafter referred to as "the residence") and no attached, semi-detached, duplex or apartment shall be constructed on any of the said lands.

2 Any residence shall be of new construction and shall have the approval of the Developer as attached Appendix D and appropriate government authority prior to the commencement of construction and notwithstanding any building standards or regulations; all residential development shall be constructed to minimum floor areas as follows:
a) Bungalow – 1600 square feet for main floor;
b) Bi-level, modified bi-level and split level - 1400 square feet;
c) Two storey - 1200 square feet for the main floor.

All areas in this clause may include outer walls but shall exclude any basement area, garages, porches, patio, deck or like structure.

3 No house shall be constructed within 25 feet from the front yard property line with the exception of lots 11 through 23 block 6 which shall not be constructed within 38 feet from the front yard property, 15 feet from the interior and exterior side yard property lines and 50 feet from the back yard property line without prior approval from Taylor Estates Ltd.

4 No house shall be constructed unless it includes no less than an attached double garage bearing dimensions of not less than (24'x26').

5 No house shall be constructed with a front façade garage to house ratio greater than 50% garage to house.

6 No detached buildings shall be constructed on the lands without meeting the following criteria:
A) Exterior finishing must be consistent with the front façade of the house including stone, brick or architectural detail component;
B) Roof material and pitch must be consistent with the house;
C) No accessory building may be constructed to exceed a height of 16' to the eaves.
D) No accessory building may be constructed less than 15 feet from the side yard or back yard property lines;
E) No portion of any accessory building shall be constructed so as to protrude past the front of the residence;
F) No accessory building shall be constructed prior to the construction of the house without the house plans first being approved;
G) No accessory building shall be constructed on any lot to a size exceeding 1,250 square feet on any lot and to a size not exceeding 1,000 square feet on; lots 34 through 44, block 1, lots 11 through 23, block 6, and lots 2 through 9, block 7;

7 No modular or mobile homes shall be parked or moved onto the said lands.

8 No residence or garage shall have a roof covering other than IKO Cambridge Limited Lifetime Architectural Shingles, in the colour Driftwood or Black with high profile cap.

9 Only wood or wood composite, vinyl siding (not applicable to front façade of house or garage), stucco, brick, natural stone or cultured stone shall be utilized as exterior wall finishes. Colours to be limited to those that are not pastel. Each residence shall have a minimum of 35% brick work or stone work on the front façade, save in cases where there are significant other architectural features to the house to compensate and the use of brick or stone material and would detract from the overall effect.

10 All roof slopes shall have a minimum rise of 6 feet for each 12 feet of run, including garages.

11 Except as hereinafter provided any fence erected on the lands shall be 6 feet in height and shall of wooden construction following the general specifications set out in Appendix "B" hereto. Save and except as hereinafter provided, in no event shall a fence of any type or construction be allowed to protrude or be constructed closer to the adjacent roadway than the front of the residence. A decorative front entrance gate extending on either side of the entrance drive constructed primarily with stone, brick, or wrought iron may be constructed providing the design and materials are firstly approved by a representative of Taylor Estates Ltd.

12 Concurrent with the construction of the dwelling a concrete, cobblestone, interlocking brick, asphalt or other finished driveway beyond the gravel level shall be constructed.

13 Septic tanks and effluent pumping system shall be installed on private property by Aquatera certified contractors and be connected at all times to the low pressure sewer system servicing Taylor Estates developments. Design and installation of the system shall be in accordance with the Alberta Building Code, "Alberta Private Sewage Systems Standard of Practice 2009" and the following;
A) On-site sewer systems shall be STEP (septic tank effluent pump) type systems. No grinder pumps will be allowed, nor

systems that allow solid particles of 1.5mm or greater to pass into the municipal system.

B) Excepting item V.), all systems shall contain a minimum 1,020 gallon (4,630 litre) watertight reinforced two compartment concrete tank c/w effluent pump chamber.

C) Pump shall be capable of providing a nominal flow rate of 6 gal/min against a head of 70 feet (22.7 litres/min against 21.34 meters head). The discharge side of pump shall have built in check valve to ensure no back flow. The pump and motor assembly shall be UL778 and CSA listed as an effluent pump.

D) Effluent discharge shall be connected to Aquatera's low pressure sewer collection system. Connection shall be made at the provided 38mm HDPE stub.

E) A single compartment septic tank may be used in conjunction with one of the following filtered STEP systems designed and supplied by the manufacturer's distributor;

- **I.** Zoeller 5041 filtered STEP system
- **II.** Orenco ProSTEP Effluent Filtered Pumping Package (PSA), or
- **III.** An Aquatera engineer approved equivalent.
- **IV.** Filtered screen mesh openings shall not be larger than 1.5mm. Pump shall be capable of providing flow rates as noted in III) above.

F) All systems shall include the following;

- **I.** Electrical Water Tight Junction Box
- **II.** Standard Audible / Visual Alarms
- **III.** Pump Switch Float
- **IV.** High Alarm Sensor Float

Systems on private property are owned by and will be properly maintained by the Homeowner. Aquatera reserves the right to inspect the tank and pumping system at any time to ensure compliance with the above and / or manufacturer's specifications.

14 Upon completion of the dwelling, or if completion of dwelling occurs after it is reasonable to do so, as early as possible in the following growing season, all front yards shall be seeded or sodded to lawn grass, except for those portions used in other decorative landscaping techniques such as flower beds and shrubs. Additional front yards shall have 3 trees planted. Evergreens shall be at least 5 feet high and all deciduous shall be at least 2" in diameter at the butt.

15 No non-operative or unregistered motor vehicles, waste, garbage or rubbish shall be dumped, stored or placed on any lot nor shall anything be done which may be a nuisance or annoyance to neighbouring properties. All refuse and garbage shall be stored in proper receptacles at the rear of the residence.

16 No recreational vehicles shall at any time be parked on any street within the development. No recreational vehicles shall be parked or stored on the driveway of the residence between October 31, of any year, and May 1 of the following during which time all recreational vehicles must be stored or screened from view of other properties or roads within the development.

17 No more than one vacation trailer/motor home or recreational vehicle may be kept on any single lot on a permanent basis without proper permanent storage consistent with the additional detached garage as per clause #6.

18 No industrial or agricultural equipment shall be parked or placed on the said lands. No commercial vehicle loaded or unloaded of a maximum weight exceeding 5,000 kilograms gross license weight pursuant to the axle-loading ratio shall be parked or placed on the said lands.

19 No animals shall be kept on the said lands except dogs, cats and birds as household pets.

20 Should any lot herein not be built upon within 1 year from the date of purchase the owner shall thereafter keep the same in good repair and free of weeds.

21 No signs or advertising material of any kind shall be placed or erected on a lot, except:

A) One sign on each lot of not more than 5 square feet advertising the property for sale;

B) Signs used by a building contractor during construction;

C) Any personal name plate on each lot not more than 2 square feet denoting the owner's name and address only.

22 The declared purpose of this covenant is to ensure the lands are brought into development as a quality community and are aimed at protecting the value of the investment made therein and for that purpose are reasonable.

23 Should any owner of any lot breach any of the covenants herein, then any other owner, adjoining or otherwise of any of the lands may proceed in law against the offending owner to enforce these covenants, provided however that no obligation, action or claim lies against Taylor Estates Ltd. other than as a registered owner in the event of such breach. This covenant shall constitute an absolute defence to such claim or action against Taylor Estates Ltd.

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