

## SCHEDULE "B"

### LAPERLE STAGE 12 DEVELOPMENT GUIDELINES

1. Development shall meet City of Edmonton Bylaw for RPL zoning.
2. **One complete set of final plans** for construction must be submitted to Wunsch Developments Ltd. For approval. Plans must include sufficient specification and be accompanied by an "**Application for House Plan Approval,**" form to determine exterior look including colour and final finish of the home (materials used). The Purchaser is solely responsible for plan approvals with the city. And in no way does the vendor take on any responsibility in regards to the purchaser's plans and approvals required by the city or any other person or entity.
3. Garage locations shall be as shown on the plot plan provided in schedule "A".
4. Corner Lot 96 – Special attention must be given to the flanking side of the home, in particular any Bi-Level or two story home the flanking side must be of a lower profile.
5. Fences at the back and side yard of each property must match in style and colour the subdivision fencing put in place by the vendor.
6. Landscaping requirements – any exposed areas not covered by buildings must be properly landscaped and covered with sod or seed using a minimum of 6 inches topsoil.(Wunsch Developments Ltd. will inspect) Sod or seed must extend to the front walk and to the back laneway.
7. One Tree with a minimum of 1.5 inches calliper trunk for deciduous trees or 6 foot height for coniferous trees must be planted in the front yard. A variety of shrubs may be considered in place of a tree if the layout is deemed to fit with the theme of the development. A minimum of approximately 6 shrubs must be used.