

GUIDELINES *and* RESTRICTIONS

**A condensed guide to the Donsdale
Architectural Guidelines and
Restrictive Covenant for homeowners.**

RESTRICTIVE COVENANT

The Properties of Donsdale Residents Association (DRA) would like to ensure that homeowners are aware of the Restrictive Covenant (RC) registered on the title of all properties within The Properties of Donsdale. The RC runs with the land. That is to say, current and subsequent owners of the property are bound by and required to comply with the provisions within the RC. The RC additionally requires compliance with the Design Guidelines (DG) set out by the developer. Copies of both documents are available online at donsdale.ca/documents.

DESIGN GUIDELINES

The design guidelines provide detailed descriptions of exterior home design and appearance. Many of these requirements will only be of importance to homeowners during new construction, or if repairs or modifications are undertaken that might alter the exterior appearance of the home or yard. In such cases, the complete guidelines should be consulted.

Should homeowners wish to vary from the design guidelines, a request may be submitted in writing to The Properties of Donsdale Residents Association. Such requests will be considered on a case-by-case basis.

HOMEOWNER RESPONSIBILITY

The DRA would like to remind members that fence maintenance, repair, and replacement are a homeowner's responsibility (together with a neighbour when relevant). Nonetheless, the Residents' Association has generally maintained the bottom outer boards and stained the outer faces of neighborhood fences in order to maintain the overall appearance of the neighborhood.



RVS, BOATS, AND TRAILERS

Motor homes, RVs, trailers, boats, or similar vehicles must not be stored on the property in any manner that leaves them visible from an abutting roadway or a neighbouring home.



FENCES

Fences must comply with the design, standards, specifications, and colour detailed in the design guidelines. Fence repair or replacement must maintain the original design. Wooden fencing must be stained with the approved colour 'The Properties Pewter' (also known as 'Donsdale Pewter' or 'Donsdale Grey') available from Cloverdale Paints. **If you identify yourself as a Donsdale Residents Association Member, they should provide you with a discounted price.**



ROOFING

All roofs must be wooden shakes (e.g.: cedar). Metal tiles, metal sheet roofing, clay tiles, slate or asphalt shingles are not permitted.



GARDEN SHEDS

Garden sheds and accessory buildings are to be constructed to match the house, including exterior finish, roofing material, style, and colour. Sheds and accessory buildings along the stream course must be set back at least two meters from the iron fence.

FRONT YARDS

Front yards must be fully landscaped and must include grass throughout the front lawn area, at least 100 SF of shrubbery, and two trees. One tree is acceptable if at least 5" calliper for deciduous and 15' tall for coniferous.

