



Architectural Controls

The aesthetic value of the Sunterra Ridge development comes from the natural beauty of the lake and the golf course. The following architectural controls have been developed to ensure uniform development of lands within Sunterra Ridge and to achieve harmony between the development and the surrounding natural beauty.

Compliance with these architectural controls is mandatory

1. No construction on this land may violate any applicable zoning, architectural or any other bylaw of the Resort Village of Shields.
2. No dwelling shall be constructed in Sunterra Ridge that is not “new construction”. No construction of ‘ready to move’ (“RTM”) homes will be permitted in Sunterra Ridge without the prior written consent of Wheatland Custom Homes Ltd. (the “Developer”).
3. No person may cause or permit a building permit to be applied for from the Resort Village of Shields unless and until all related building plans, blueprints and plot plans have received the prior written approval of the Developer.
4. No dwelling shall be erected in Sunterra Ridge which shall have an area of less than:
 - i) Bungalow or bi-level (main level) - 1,100 sq.ft.
 - ii) Split level (2 levels developed) - 1,400 sq.ft.
 - iii) Two story (top 2 levels) - 1,700 sq.ft.
5. No dwelling shall have a foundation which, when combined with any covered patio or deck, occupies more than fifty (50%) percent of the total area upon which the dwelling is situated. Without limiting the generality of the foregoing, no dwelling shall have a foundation that occupies more than forty (40%) percent of the total area of the lot upon which the dwelling is situated.
6. No dwelling shall be erected in Sunterra Ridge that shall have less than a double attached garage, and no dwelling shall be erected without simultaneously constructing an attached garage.
7. No driveway on a private lot in Sunterra Ridge shall be constructed with less than a gravel surface.



Architectural Controls

8. No yard on a private lot in Sunterra Ridge shall be permitted to remain un-landscaped for more than two (2) years after a dwelling has been constructed on such lot.
9. No person shall apply or cause to be applied to a dwelling in Sunterra Ridge an exterior finish or roofing material that is not an earth tone, and no such exterior finish or roofing shall be applied without its colour and material first receiving the prior written approval of the Developer.
10. No exterior finish other than brick, stone, Hardie Board, stucco, wood siding, or a combination of the above may be applied to a dwelling in Sunterra Ridge.
11. Not less than twenty (20%) percent of the front of the dwelling shall be brick or stone, and not less than two (2) feet, distant horizontal to the ground, around the front outside corners of the dwelling shall be brick, stone or stone accents approved in writing by the Developer.
12. No log dwelling or a dwelling with a tin roof shall be built without the prior written consent of the Developer.
13. No dwelling shall be constructed that has less than a 4/12 pitch without the prior written consent of the Developer.
14. No fence shall be constructed that is not a black 5' high 3-rail Flat Top Montage Ornamental Iron fence on the following civic addresses:

1 Sunterra Drive
2 Sunterra Drive
3 Sunterra Drive
4 Sunterra Drive
5 Sunterra Drive
6 Sunterra Drive
7 Sunterra Drive
8 Sunterra Drive
9 Sunterra Drive
10 Sunterra Drive
11 Sunterra Drive

1 Willow View Court
2 Willow View Court
3 Willow View Court
4 Willow View Court
11 Willow View Court
12 Willow View Court
13 Willow View Court
14 Willow View Court