



*Where life is simple  
when you live simply*

## Architectural Controls

### **Minimum Square Footages**

Bungalows 1500sqft

Two-stories 2000sqft

- Minimum floor areas do not include garages, decks and basements
- Square footage applies to gross building area at or above grade only
- Minimum total width of house complete with attached garage is fifty (50) feet

### **Exterior Finishes**

- Brick, stone, stucco or fiber-cement type sidings
- Stucco-surfaces on homes must have detailed trim around windows and doors
- Vinyl siding will NOT be approved
- Any new materials that may become available to the market will be considered on an individual basis

### **Colors**

- NO bright primary colors (red, blue, yellow)
- NO bright pastel versions of primary or secondary colors (orange, purple, green)

### **Fences**

- All fencing must be black chain link
- Every swimming pool shall be enclosed by a non-climbable fence of at least 1.8M or 6F in height per RM of Lumsden requirements

### **Roofs**

- Roofing materials of high quality are required
  - Hand splint cedar shakes, pine shakes or cedar shingles; stained or natural color
  - Clay or colored concrete roofing tiles
  - Asphalt shingles: mirage or cathedral XL or equivalent
- All roofs must have a minimum overhang of 18" and a minimum of 4/12 pitch (no flat roofs)
- Any new materials that may become available to the market will be considered on an individual basis

### **Garages**

Architectural treatments of the garage are an ingredient of a more pleasing streetscape.

- A two car attached garage is a minimum requirement
- Where three or more garage bays exist on a house, the bays must be staggered
- Windows are required where the side is visible from the street

### **Driveways**

- Interlocking paving stones, concrete, asphalt or as a minimum must be completed with a gravel surface
- Driveways must be completed in conjunction with the building of the residence

### **Additional Buildings**

- Autumn Ridge Estates must approve any additional buildings such as gardening/tool sheds and garages before construction begins
- Maximum size is 40'x60' (only one out building over 200sqft is allowed)
- All out buildings shall be complementary to and in keeping with the style and character of the main dwelling house on the lot, including exterior finishes
- Windows are required on the sides that are visible from the street or golf course
- Out buildings 200 square feet or less in size only require a 25ft setback from the side and back property lines. A 50ft setback from the road is still required
- No temporary fabric covered out buildings will be allowed
- No garage, trailer, camper, motor home, mobile home or recreational vehicle shall be used as a residence on the Lot, either temporary or permanently
- Only one primary private dwelling house shall be erected and standing on the Lot at any one time