



Architectural Controls

*Where life is simple
when you live simply*

Autumn Ridge Estates is a beautiful new residential development located in the RM of Lumsden just minutes from the City of Regina. Within the 114 acre development there will be a total of 42 lots surrounded by a natural landscape incorporating a conservation design approach to community planning. This development provides the safety and friendship of a neighbourhood with the freedom of being in the country.

Autumn Ridge Estates will be developed in two phases and will include the construction of a water treatment plant, paved roads, ample green space, hundreds of hand-planted trees, and walk-out lots overlooking the Flowing Springs Golf course with single detached homes.

The purpose of architectural controls and development guidelines for Autumn Ridge Estates is to ensure an attractive subdivision that will ensure a high degree of excellence in design and construction. Emphasis will be on encouraging a wide selection of homes that complement the country landscape with warm and inviting tones that will be the underlying feeling associated with Autumn Ridge.

It is the goal, through architectural controls, to ensure that each home built will enrich the value of the community as a whole, providing an aesthetically attractive building form while incorporating green building technologies and promoting conservation practises.

Minimum Square Footages

All homes in Autumn Ridge Estates must comply with the following minimum area standards which are calculated above grade. Minimum floor areas do not include garages, decks and basements.

- Bungalows 1500sqft
- Two-stories 2000sqft
- Bi-Level 1500sqft
- Minimum total width of house complete with attached garage is forty six (46) feet

Exterior Finishes

- Brick, stone, stucco or fiber-cement type sidings
- On all elevations seen by the road, 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

- All color schemes are approved on a lot by lot basis. Primary colors, extreme pastels or vivid colors are not acceptable.
- Homes with color schemes that detract from the overall streetscape or character of the subdivision will not be approved.
- Downspouts, eaves troughs, soffit and fascia should match the overall color scheme.

Repetition:

- Similar or identical elevations will not be repeated within four (4) adjacent lots of each other nor on lots directly across the street. To be considered different, an alternate elevation must reflect significant change to exterior treatment such as roof slope, windows and doors, finish materials, styling and color.

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
 - Color should match the overall color scheme
- 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
- 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

Security

Builders and home owners are responsible for the security of their property and work site.

Construction

- All homes must be of new construction and built on site. Ready to Move homes will not be permitted. There shall not be installed or erected on the lot, any dwelling house, garage or other outbuilding which shall have been previously occupied or used on any other parcel of land.
- The builder is required to keep the lot clean and orderly during construction. Special precautions shall be taken during construction to ensure that all windblown construction materials are contained and removed from the building site on a timely basis. The builder will be charged for any cleanup carried out by the developer or its contractors.

Built Green Canada Certification

- Every home must be certified Built Green through the Built Green Canada program
- Participation in the Built Green Program includes the following financial provisions:
 - \$1000 rebate will be provided to the builder upon proof of certification to offset the cost of participation
 - Built Green Canada will waive the builder membership fee for one year
 - New home owners qualify for a refund on their mortgage loan insurance premiums of up to 25%

Plan Submissions

- Two sets of house plans, complete with floor plans, cross sections and exterior elevations
- Two copies of site plan showing location of house, decks, easements, unattached storage buildings and dimensions drawn accurately to 1:200 metric scale; to include street view elevation of home
- Exterior finish and color selection sheet
- Area calculation for each floor above grade

***** Plan submissions can be sent to autumnridge@sasktel.net for approval. Once plans are approved and have been determined to satisfy the Architectural Controls for the development, one copy of the plans will be stamped and returned indicating approval. Approval is required prior to application for building permit.***

Color Chart



*Where life is simple
when you live simply*

Lot Description

Civic Address			
Lot No.		Block No.	

Unit Description

House Type			
Square Feet above grade			

Exterior Finish Schedule

Material	Manufacturer	Color/Product #	For Reviewers Use Only
Walls:			
Trim:			
Windows/Doors			
Window Grilles			
Other			
Doors:			
Front Door			
Garage Door			
Fascia:			
Soffits:			
Aluminum			
Shingles:			

Date of Application:		Reviewed By:	
Date of Review:		Approved By:	

Autumn Ridge Estates

Phone: 306-596-3270 Email: autumnridge@sasktel.net

May 2017