



## Architectural Controls Information – September 17, 2021

The homes in the community of Springbank Hill which are part of the SBHHA (see [map](#)) (“Our Community”) are subject to architectural controls to ensure continuity of the quality and style of the homes and the unique character of Our Community. The architectural controls provide information and guidelines for fences and for roofing materials.

The architectural controls are set out in a Restrictive Covenant registered on title to each property. A Restrictive Covenant is essentially a contract between owners of land which remains binding and enforceable against future owners of the lands when the land is sold. A Restrictive Covenant can only be enforced by the existing owners of properties that are subject to the specific Restrictive Covenant (usually other owners in the neighbourhood). SBHHA works to educate homeowners regarding the Restrictive Covenants and Architectural Controls but ultimately cannot take legal action should owners not choose to follow them.

SBHHA Architectural Control Guidelines\*:

### Fencing

Fencing on property shall either be of chain link, wrought iron, or wood fence as per the specification set out in the attached Schedule “B”.

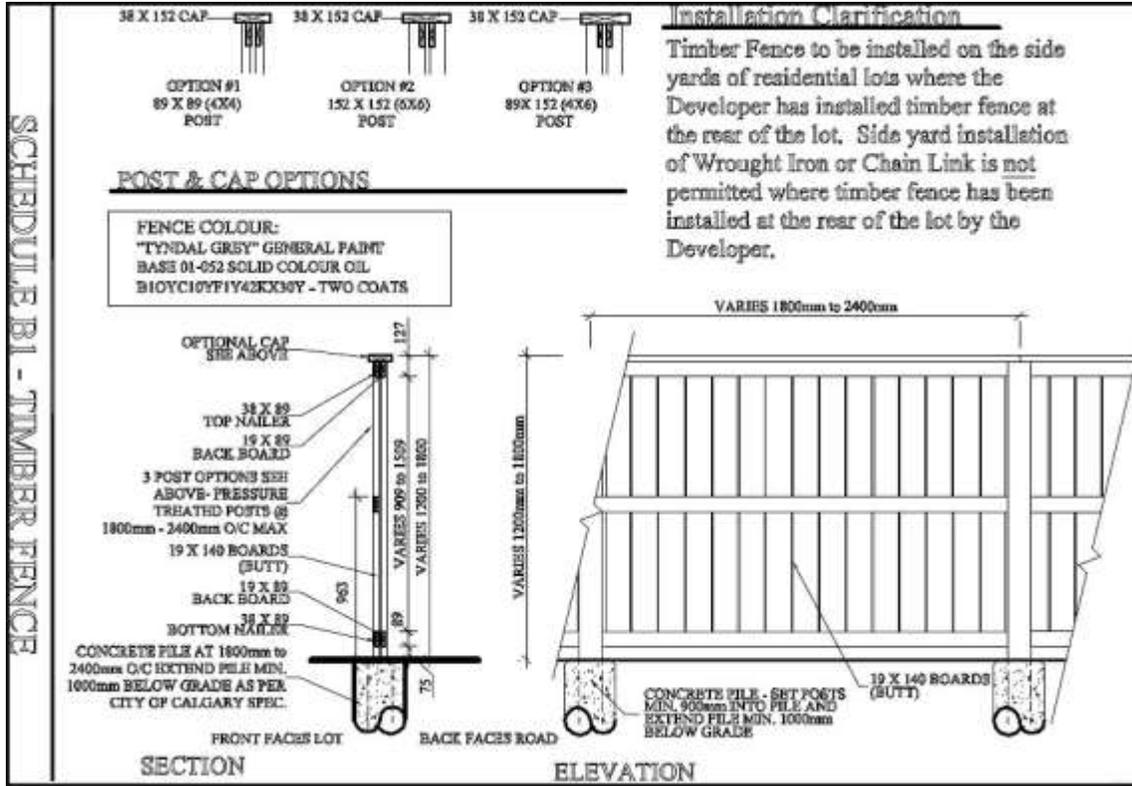
### Roofing

The Architectural Controls require that the roofs of the dwellings in the community be finished with pine or cedar shakes or equivalent. A determination of what type of roofing materials are “equivalent” should be determined in consultation with your roofing contractor. SBHHA recommends that owners obtain confirmation in writing from their contractor as to what materials are recommended as “equivalent” in case of neighbouring owners raise concerns regarding the material used.

If you are concerned about whether a neighbour is abiding by architectural controls, you will need to review their land title to determine if the property subject to a Restrictive Covenant setting out the architectural controls and whether you are a party that is entitled to enforce it. SBHHA is unable to provide any legal advice in regard to the Restrictive Covenant and recommends that you consult with a lawyer regarding your rights.

\*The purpose of this information sheet is to provide general information. Owners are responsible for reviewing the Restrictive Covenant and other encumbrances on their property and ensuring that they comply with all obligations.

# Fence Requirements



**Installation Clarification**  
 Timber Fence to be installed on the side yards of residential lots where the Developer has installed timber fence at the rear of the lot. Side yard installation of Wrought Iron or Chain Link is not permitted where timber fence has been installed at the rear of the lot by the Developer.

SHERWIN-WILLIAMS 8852  
 403-242-4660

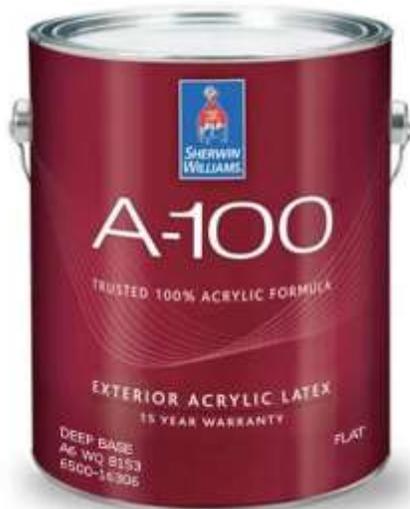
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EXTERIOR  
 A-100  
 FLAT

ARCHITECTURAL  
 LATEX  
 COROB CUSTOM D612

FENCE MATCH

CUST OM SHER-COLOR MATCH

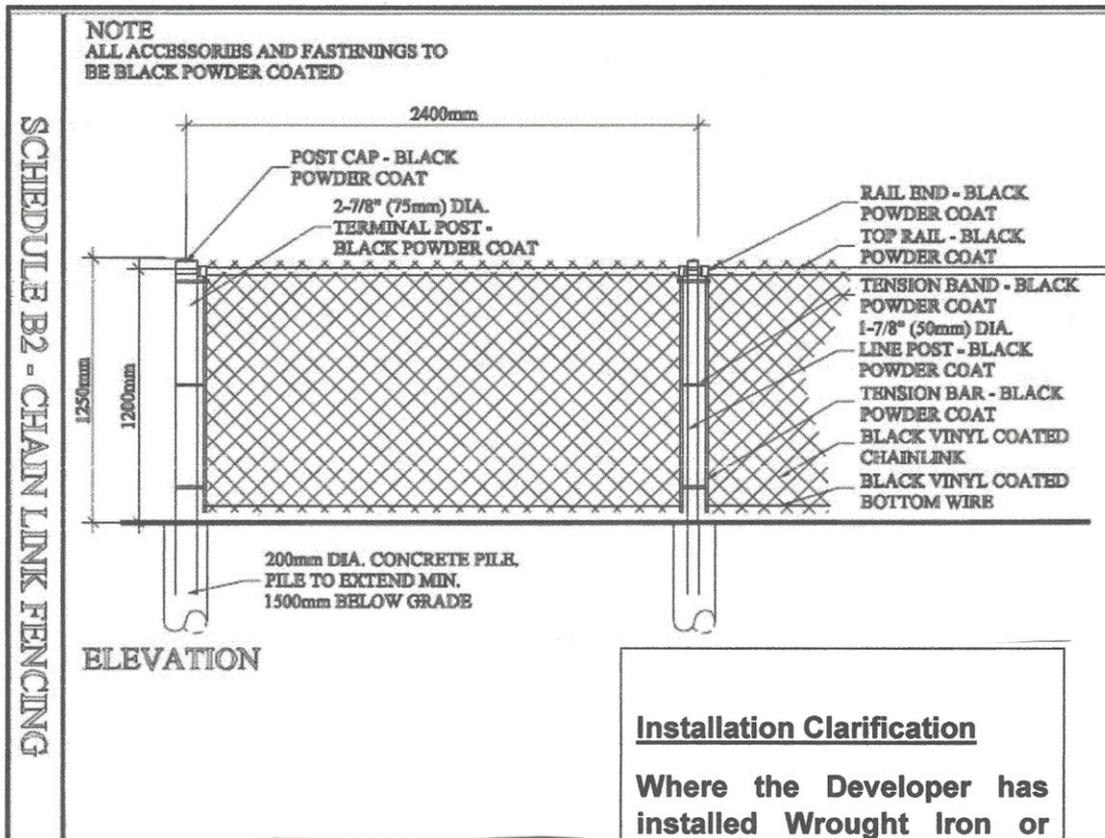


CCE*COLORANT	0Z	32	64	128
W1-White	2	53	1	-
B1-Black	12	3	1	-
R2-Maroon	2	21	-	-
Y3-Deep Gold	10	48	1	1

FIVE GALLON  
 A06W08153

DEEP  
 650016306

# Fence Requirements



**Installation Clarification**

Where the Developer has installed Wrought Iron or Chain Link fencing at the rear of the lot, either Wrought Iron, Chain Link, or Timber fencing is permitted for side yard installation.

