



## BRIDGEMAN ESTATES ARCHITECTURAL GUIDELINES

### SCHEDULE C (forms part of Sales Agreement)

#### A. GENERAL:

1. Houses shall have a minimum double attached garage
2. To ensure proper house configuration on individual lots, please refer to driveway location plan for this area.
3. Driveways shall be constructed with concrete or interlocking paving stone from the garage to the street pavement. Driveways must be completed within 12 months occupancy of the dwelling.
4. Landscaping (sodding) must be completed within 12 months of occupancy of the dwelling.
5. Houses with identical front elevations are not permitted on adjacent lots.
6. A two storey home between 2 bungalows and vice versa may be permitted if compatibility of the adjacent roof line can be achieved.
7. Roof lines shall have a minimum 5:12 slope for bungalow and 4:12 slope for two storey.
8. The roofline over the garage shall be incorporated into the house roofline. Gable ends above the garage may be permitted if sufficient treatment or detailing is provided.
9. The front exterior elevation must consist of a minimum of **two** of the following:
  - Brick
  - Stone
  - Stucco
  - Hardie Board / composite siding or equivalent
  - Wood
  - Vinyl
10. All exterior colour schemes/materials must be detailed and submitted with plans to Bridgeman Development Corp. [info@bridgemanestates.com](mailto:info@bridgemanestates.com)

11. All corner lots should consider providing additional trim and details for the street flankage side of the dwelling.
12. All guidelines are subject to exceptions or revisions as deemed appropriate by the Developer.
13. The Developer reserves the right to turn down approval, if, in its opinion, the total design and colour scheme are not in keeping with the overall standards of the development.
14. The Developer reserves the right to waive any requirements concerning any approval.

**B. MINIMUM HOUSE SIZE:**

- Bungalows and Bi-Levels shall be a minimum of 1450 square feet with a minimum total frontage width of 45'
- Two Storey dwellings shall be a minimum of 1800 square feet with a minimum total frontage width of 45'

Note: Homes with less living area may be permitted provided that their appearance is compatible with adjacent homes.

The house width and setbacks shall take into account the lot size and applicable RM of MacDonald zoning bylaws in effect. Approval shall be at the sole discretion of the Developer.

Minimum front yard set back requirement is 30'

Minimum side yard set back requirement is 15'

Minimum rear yard set back requirement is 25'

**C. STORAGE STRUCTURE:**

Structures for the storage of private property including tools and garden equipment shall be permitted to a maximum of 288 square feet with an exterior finish that compliments the single family dwelling.

**D. PROMOTIONAL & DIRECTIONAL SIGNAGE:**

Not more than 1 sign shall be placed on any lot. No sign greater than 5 square feet in area shall be permitted, unless otherwise approved by the Developer.

- E. These guidelines are subject to change without notice and the Purchaser should contact the Developer to ensure they are referring to the most recent and up to date guidelines in effect at the time plan approvals are requested.**

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