

**DEER MEADOWS**  
**DEVELOPMENTAL CONTROLS**

The Purchaser agrees to construct a dwelling on the Land in accordance with the following development controls:

- (a) No building to be constructed on any lots having an above grade floor area (excluding attached decks, patios and garages) not less than 1200 square feet in total over above grade floors in the case of a bungalow, bi-level or split level home and not less than 1600 square feet in total over above grade floors in the case of a two storey home;
- (b) All homes must be constructed with a double wide attached garage and constructed at the same time that the house is built. No deviations without prior approval from 101099683 Saskatchewan Ltd. who reserves the right to approve any deviation;
- (c) Minimum of two major exterior cladding materials on all homes. Walls clad in a single material are not permitted. Permitted materials may include natural stone, brick, cultured stone, cement based stucco, wood or vinyl siding. In the case of wood or vinyl siding, two significantly different material patterns are acceptable.
- (d) Architectural shingles, 25-30 year warranty are to be used;
- (e) Any deviations from the restrictions set out herein must be preapproved by 101099683 Saskatchewan Ltd. prior to construction.
- (f) Purchasing party to obtain an approved building permit within one year from date of lot purchase
- (g) Landscaping of lot must be completed within one year from the date of building completion
- (h) Driveways (paved or stone) to be completed one year from the date the building permit was issued
- (i) All construction shall be with new material only and all buildings must be constructed on site. No pre-erected buildings/mobile homes/ready-to-move homes or other prefabricated homes or buildings shall be allowed on the lot.

In the event that a Purchaser wishes to build in deviation from the restrictions set out herein, prior approval must be obtained from the Vendor. The Purchaser acknowledges and agrees that if the dwelling is constructed in violation of the development controls set out in this Agreement, the Vendor must take legal action to require compliance. Such action could result in the demolition or partial demolition of the building at the expense of the Purchaser.

The Purchaser acknowledges and agrees that the Vendor has the right to file a Building Restriction Caveat to ensure compliance of Clause 18 of this agreement.