

---

# RESTRICTIVE COVENANTS – MISSION HEIGHTS S.E. PHASE 1B

---

## PLAN NUMBER # 042-5571

### DWELLING

#### TYPE:

The said lands shall be used for the construction on each lot of a single detached residential dwelling only (hereinafter referred to as "the residence").

Exceptions to this would be lots 11 thru 26 of Block 22 and lots 117 thru 132 of Block 5 where semi detached residential dwellings are allowed.

### CONSTRUCTION

#### STANDARD:

Any residence shall be of new construction and shall be built to standards and designs approved by the developer. Additionally, the developer shall approve the plot plan for any construction.

### EXTERIOR

#### WALL FINISH:

Only wood, aluminium or vinyl siding, stucco, hardboard, brick, natural stone or cultured stone shall be utilized as exterior wall finishes and trim materials.

### DESIGN

#### CREATIVITY:

Each house must have a minimum of 15% brick or stonework on the front façade or alternatively, must display design creativity which offsets the need for brick or stone.

### ROOFING

#### MATERIALS:

Asphalt shingles are accepted as a minimum standard on lots 53 thru 71 of Block 18, lots 81 thru 101 of Block 13, lots 1 thru 6 and lots 11 thru 26 of Block 22 and lots 117 thru 132 of Block 5.

Cedar shakes, pine shakes, clay tile, slate or cembrit slates, (or a product considered by the developer to be equivalent) shall be used on lots 102 thru 104 of Block 13, lots 90 thru 115 of Block 5, and lots 9 and 10 of Block 22.

### ROOF SLOPES:

All roof slopes shall be a minimum rise of five (5) feet for each twelve (12) feet on run, including garages.

### FIREPLACES:

Where a fireplace is installed, there shall be no exposed chimney pipe on the exterior of the residence, except above the roof line.

### HOUSE SIZE:

Maximum site coverage shall conform to The City of Grande Prairie requirements. Minimum total floor areas shall be:

A. Lots 52 thru 71 of Block 18, lots 81 thru 104 of Block 13 and lots 1 thru 6 of Block 22.

Bungalow	900 sq. ft. (on main level)
Bi-Level	900 sq. ft. (on main level)
Split-Level	900 sq. ft. (main plus upper level)
2-Storey	1300 sq. ft. (total)

**B.** Lots 102 thru 104 of Block 13, lots 90 thru 115 of Block 5 and lots 9 and 10 of Block 22.

Bungalow	1200 sq. ft. (on main level)
Bi-Level	1200 sq. ft. (on main level)
Split-Level	1200 sq. ft. (main plus upper level)
2-Storey	1600 sq. ft. (total)

**C.** Lots 11 thru 26 of Block 22 and lots 117 thru 132 of Block 5.

Bungalow	900 sq. ft. (on main level)
Bi-Level	900 sq. ft. (on main level)
Split-Level	900 sq. ft. (main plus upper level)
2-Storey	1200 sq. ft. (total)

At the discretion of the Architectural Coordinator acting reasonably, the minimum square footage may be reduced by 50 sq. ft. if the entire building pocket frontage is utilized and massing is superior.

**GARAGES:**

Attached double garages are required at all residences. Garages are to be finished with similar design and materials to the house.

Exception to this would be lots 11 thru 26 of Block 22 and lots 117 thru 132 of Block 5, where a single car attached garage is allowed. Lots 53,54 and 55 of Block 18, where a garage is optional, must be located at the rear of the lot with access from the rear lane.

**DRIVEWAY:**

Concurrent with the construction of the dwelling – a concrete, cobblestone, interlocking brick or stamped asphalt driveway beyond the gravel level shall be constructed.

Exceptions to this would be lots 53,54 and 55 of Block 18, where a rear driveway off the rear lane is required and gravel as a finish is accepted. A front driveway is not allowed on Blocks 53,54 and 55 of Block 18.

**SIDEWALKS:**

Concurrent with the construction of the dwelling, an entry sidewalk from either the front street or driveway shall be constructed of cobblestone, interlocking brick, or poured or precast concrete.

**LANDSCAPING:**

Within twelve (12) months of occupancy, all front yards shall be seeded or sodded to lawn grass, except for those portions used in other decorative landscaping techniques, such as flower beds, shrubs, and washed or tile rock. All lawns must be completed to the front street curb.

**ON CORNER LOTS**, the homeowner is required to sod/landscape to the side curb and maintain the area.

**RV'S AND  
MOTORHOMES:**

RV's and motor homes are not allowed to park on the street or on driveways in front of the garage for longer than 24 hours.

**MODULAR OR  
MOBILE HOMES:**

No modular or mobile home shall be parked or moved onto the said lands.

**NON-OPERATIVE**







