

THE “PACKAGE”

BAYSHORE VILLAGE ARCHITECTURAL COMMITTEE REQUIREMENTS

THIS DOCUMENT IS FOR USE BY OWNERS AND/OR BUILDERS PLANNING TO BUILD NEW HOMES, ADDITIONS OR RENOVATIONS IN BAYSHORE VILLAGE.

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BAYSHORE VILLAGE ARCHITECTURAL COMMITTEE REQUIREMENTS

SECTION 1- IMPORTANT NOTES FOR OWNERS AND BUILDERS

Submission of Plans & Specifications:

BVA Property Member owners (or any agent acting on behalf of the Member) must submit the following documents associated with the construction of new homes or additions

For New Homes or additions: The following documents must be submitted:

1. Two (2) sets of site plans (approved with a Professional Engineering or Surveyor stamp on each copy)
2. Two (2) sets of complete architectural blueprints to the Architectural Committee for approval.
3. A completed Architectural check list (see pages 4 through 10) and material samples.

For New decks and/or ramps: The following documents must be submitted:

Three (3) sets of details for such items:

- 2 copies to the Township
- 1 copy to the BVA
- Plus a copy of the Township's approval of same upon completion (for BVA files)

Bayshore Village Bylaws:

It is significant to realize that **Bylaw 2016.003 of BVA Bylaws** permits access by the BVA Architectural Committee to any property to ensure compliance.

Exterior Finishes:

All roof pitches (slopes) facing the street must be a minimum of 7/12 roof pitch or greater. All exterior building and finishes must be completed within one year of the start of construction when the Architectural Committee will carry out a final inspection.

The Front shall contain a minimum of 25% stone or brick; with a combination wood, wood-look vinyl or stucco. The front elevation; and other elevations visible from the road, must provide for a stone or brick ledge to 6" above finished grade.

Note: Earth tones only.

The Architectural Committee advises owners and/or Builders to include in their submission, a front elevation drawing detailing where materials will be applied and attach copies of manufacturers' brochure; and/or material samples. Changes to exterior finishes (after approval) must be submitted in writing and submitted to the Architectural Committee for review and approval.

Paint colours must be submitted for trim and exterior finishes and must be approved by the Architectural Committee.

Colours of an addition made to a home must blend and be compatible with existing building colours. Samples must be provided to the Architectural Committee for review and approval.

SECTION 1 (Continued) - IMPORTANT NOTES FOR OWNERS AND BUILDERS

Setbacks:

Front Yard Setbacks:

Minimum 60 feet from property line (not the road)

See separate requirement for section of Misty Court and Lantern Court (reduced to 40 ft.)

Rear Yard Setbacks:

Minimum 100 feet: Abutting the lake or bay.

Note: as rear yard setbacks vary from lot to lot, it is extremely important that the builder/owner check with Ramara Township to confirm the correct setback on the property; prior to completion of the design stage.

Minimum 25 feet: All parkland or pond lots.

Interior Side Yard: Minimum 10 feet on adjoining building lots.

Exterior Side Yard for Corner Lots:

Minimum 40 feet: Note a minor variance may be applied for through Ramara Township should the BVA member have trouble locating the home on these lots.

Lawn Irrigation:

All new homes constructed abutting a body of water must draw their water from that source.

Driveway Lantern:

Only one type of lantern has been approved. Installation of the lantern must include a photoelectric sensor and be lit with a white 60 watt bulb or equivalent. An approved lantern is available from The Bayshore Village Administration office, 1 Hayloft Lane.

Roadway:

It is the owner's and/or builder's responsibility to ensure that no damage is caused to the asphalt on the paved roads during construction and that dirt on the roadways will be cleared away regularly throughout construction. It is also their responsibility, to maintain the work site in a tidy condition at all times.

Signage on the Site: During construction: contractor's sign is permitted but it must not exceed 2 sq. metres.

Construction Inconsistencies:

The Bayshore Village Architectural Committee; will from time-to-time monitor construction. This is to ensure that the actual building is consistent with the original plan, and that the actual site is consistent with the original site plan, as submitted by the owner and builder. Any inconsistencies recorded by the BVA Architectural Committee will be reported to the Board of Directors for further action.

BAYSHORE VILLAGE ARCHITECTURAL COMMITTEE
REQUIREMENTS
SECTION 2 APPLICATION FOR REVIEW OF PLANS BY
ARCHITECTURAL COMMITTEE
 Information required for New Homes, Additions,
 and Renovations
To be completed by: Owner and/or Builder.

PROPERTY INFORMATION:	
PLAN#	M-
LOT#	
ADDRESS:	BRECHIN, ONTARIO, LOK IBO
OWNER INFORMATION:	
NAME(S):	
ADDRESS: (If different to above)	
TELEPHONE HOME #	
ALTERNATIVE TELEPHONE#	
FAX#	
EMAIL ADDRESS:	
BUILDER INFORMATION:	
NAME:	
ADDRESS:	
BUSINESS TELEPHONE#	
E-MAIL ADDRESS:/FAX#	
SUBMISSION DETAILS:	
DATE:	
SUBMITTED BY:	
AMOUNT OF SURETY:	\$

BAYSHORE VILLAGE ARCHITECTURAL COMMITTEE REQUIREMENTS

SECTION 3 CHECK LIST OF BAYSHORE VILLAGE ARCHITECTURAL REQUIREMENTS

This section must be completed by the Owner and/or Builder prior to submitting plans for approval.

PROPERTY ADDRESS:	Brechin, Ontario, LOK IB0
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PLANS:		
	YES or NO	BVA Use
Blueprints attached? (2 complete copies required)		
Square footage of home shown?		
Site plans attached? (2 copies required)		
North arrow scale shown?		
Professional engineering stamp on all site plans?		

SETBACKS:		
	YES or NO	BVA Use
Front Yard: Minimum 60 feet from lot line		
Interior side: Minimum 10 feet from adjoining building lots.		
Corner Lot: Minimum 40 feet from lot line		
Rear Yard: Confirm Ramara Township requirements		

BAYSHORE VILLAGE ARCHITECTURAL COMMITTEE REQUIREMENTS

SECTION 3 (Continued) - CHECK LIST OF BAYSHORE VILLAGE

ARCHITECTURAL REQUIREMENTS - This section must be completed by the Owner and/or Builder prior to submitting plans for review approval.

ELEVATIONS:		
	YES or NO	BVA Use
M Plan checked for road elevations? All elevations must meet Ramara Township's building codes. Grade elevations shown? (Minimum 2% grade from garage to road) Eaves troughs and downspouts shown with flow direction? Swales shown with grade % and directional flows? Roof height shown?(Note: Maximum 30 feet to roof peak) Garage shown? (Note: Minimum size for two cars) Chimney shown? (Note: Exterior materials to match other exterior construction materials)		

SERVICES: -		
	YES or NO	UVA Use
Sewer connection shown? . . . (2 feet below TBS at 2% min. grade)		
Electrical connection shown?		
Lantern Location shown?		
Water connection shown?		
Propane Gas heating?		
Sump Discharge 5 meters from ditch?		

BAYSHORE VILLAGE ARCHITECTURAL COMMITTEE

REQUIREMENTS

SECTION 3 (Continued) - CHECK LIST OF BAYSHORE VILLAGE

ARCHITECTURAL REQUIREMENTS – This section must be completed by the Owner and/or Builder prior to submitting plans for approval.

EXTERIOR CONSTRUCTION MATERIALS: -					
	Material Type	Manufacturer	Product Name	Product Colour	BVA Use
Front Elevation - Prime					
Front Elevation - Secondary					
Right Elevation - Prime					
Right Elevation - Secondary					
Left Elevation - Prime					
Left Elevation - Secondary					
Rear Elevation - Prime					
Rear Elevation - Secondary					
Windows and Entrance Doors					
Garage Doors					
Roofing					
Chimney					
Exterior trim - Prime					
Exterior trim - Secondary					

**BAYSHORE VILLAGE ARCHITECTURAL COMMITTEE
REQUIREMENTS**

**SECTION 4 ARCHITECTURAL COMMITTEE COMMENTS AND APPROVAL
OF PLANS.**

Changes to submitted plans: -
1.
2.
3.
4.
Additional comments or recommendations:
Architectural Committee members in attendance at time of approval: -
1.
2.
3.
4.
Plans stamped and approved by: -
Date of approval:

BAYSHORE VILLAGE ARCHITECTURAL COMMITTEE REQUIREMENTS
SECTION 5 - OWNERS AND BUILDERS ACKNOWLEDGEMENTS

The Owners and the Builders acknowledge their understanding and agree to comply with the Bayshore Village Architectural Requirements as specified in this document and the Bayshore Village Rules & Regulations that govern construction and building renovations within the Subdivision known as Bayshore Village.

The Owners and the Builders acknowledge their understanding and agree to complete all requirements within one (1) year from the commencement of construction.

(NB a completion time extension, may be granted in extraordinary circumstances, upon application to the Architectural Committee.)

Surety Deposit: For **new** homes a Surety of \$5,000 must be paid before plans can be reviewed. Payment must be in the form of a certified cheque. These funds will be held by the BVA until construction is completed including all Bayshore Village Architectural Requirements. Failure to complete construction and architectural requirements within one (1) year from commencement of construction will result in financial penalties. (NB a completion time extension, may be granted in extraordinary circumstances, upon application to the Architectural Committee.)

For each calendar month that work remains incomplete a charge of \$250 per month will be levied. Any charges incurred will be deducted from the surety.

Surety Deposit: For **Additions and Enclosed decks or Gazebos:** A Surety deposit of \$3.00 per sq.ft. is required, with a minimum of \$500.00 and maximum of \$2,000.00.

Surety Deposit: For **open decks new or renovated:** A Surety Deposit of \$1.50 per sq. Ft. Is required to a maximum of \$500

Owner: -Printed Name

Date

Owner: - Signature

Builder: - Printed Name

Date

Builder: - Signature

Witness: -Printed Name

Date

Witness: - Signature

BAYSHORE VILLAGE ARCHITECTURAL COMMITTEE REQUIREMENTS

SECTION 6. ARCHITECTURAL COMMITTEE INSPECTION AND COMPLETION SIGN OFF

For New Homes, Additions and Renovations

To be completed by the Architectural Committee:

BVA - ARCHITECTURAL REQUIREMENTS - SIGN OFF	
OWNER NAME: -	
LOT#	
PLAN#	
PROPERTY ADDRESS: -	
ARCHITECTURAL REQUIREMENT ITEMS: -	Confirmed (Y, N, N/A)
Building completed	
Landscaping completed	
Lantern installed and operational	
Culvert Installed	
Driveway completed	
Construction materials and equipment removed	
Contractor's signage removed	
Roadway repairs and cleaning completed	
Propane tank(s) enclosed	

The Architectural Committee is satisfied that there are no requirements outstanding to complete this inspection. A completed and signed copy of this Section will be provided to the home owner.

Dated

Architectural Committee Signature