

BUILDING AND ARCHITECTURAL RULES AND REGULATIONS

1. Each lot owner should ensure that they have a copy of The Disclosure Statement. In particular, they need to refer to the sections entitled Declaration of Building Scheme and Schedule of Restrictions for initial guidelines regarding building and architectural controls.
2. All building plans, site locations, exterior materials and finishings must receive final approval from the Columbia Ridge Building Committee.
3. The Columbia Ridge Building Committee must receive the following documents for final approval:
 - a. Site Plan – indicating positioning on the lot and compliance with all required setbacks. See Section 3.4 of Specific Restriction indicating minimum setbacks of 25 feet from front and back of property and 10 feet from any side yard. It must also show garage siting even if the garage will not be built until some time in the future. The septic field location must be indicated.
 - b. Full set of house plans – including garages, decks and outbuildings. See section 3.3 of Specific Restrictions indicating number of buildings, etc. as well as size restriction. Please refer to Section 3.2 (b) that stipulates that all residences must meet a minimum square footage of 1200 feet on the ground floor.
 - c. All Elevations – including decks. Please note that maximum building height for the primary residence is 29.5 feet from the finished grade to the mid-line of the roof ridge. Garages, unless attached to the main residence have lower height restrictions.
 - d. Please be aware that a building permit from the RDEK must also be obtained. Plans and drawings must meet all building restrictions from the RDEK including but not limited to height restrictions and setbacks. Final approval must be obtained from building inspectors from the government office. In cases where restrictions are different between the RDEK and the Building Scheme the most restrictive condition shall apply. Final approval will be withheld if these restrictions are not complied with.

- e. Timelines for building and landscaping must be submitted. After commencement of construction, all building must be completed on the exterior within twelve (12) months. Proper landscaping must also be completed within 24 months of commencement of construction.
- f. Fencing details must be submitted. Please note that fencing is not encouraged within the development. Where fencing is approved, height restrictions and acceptable material use must be observed. Absolutely no fencing is allowed above a height of three feet (see Restriction 3.6).
- g. It is mandatory that renderings and complete drawings are signed off by both the lot owner and the builder prior to being submitted to the Building Committee. The Committee requires actual paint and stain samples be submitted for approval along with brand and colour names. Photos must be submitted during each phase of construction.
- h. Detailed description of exterior materials and finishings to be used on the dwelling are required. See Section 3.2 of the Specific Restrictions. This restriction states that all buildings must be constructed of cedar, brick or stone or a finish compatible with the theme of the development. It is the Committee's function to ensure that this restriction is interpreted properly to create a neighbourhood that is compatible with an alpine aesthetic.
- i. Exteriors should include natural materials such as log, stone, wood siding, cedar shakes, etc. The use of stucco is discouraged due to prior abuses of this material in construction. Stucco will only be approved if the owners can show sufficient use of wood, stone and cedar detailing to break up the mass of stucco.
- j. Elements such as glass decking, garage doors, entrance doors should be accented with wood or natural detailing that promotes an alpine/mountain theme. Again, the use of natural materials such as wood are encouraged for deck railings, garage doors and window surrounds. Where vinyl, steel or aluminum is used, they must be modified by the use of earth tone colours and accents.
- k. Colour choices for paint and stain should reflect natural tones and should be chosen from a neutral, earth tone palette. Colours such as deep brown, dark gray, shaded greens are encouraged. Pastels and bright primary colours are not allowed – these include blues, bright reds, yellows, etc. Trims in natural earth tones as opposed to white or primary colours are also encouraged. All colour choices must be approved by the Building Committee and actual colour samples must be submitted.

If assistance or guidelines are required with respect to choices of exterior materials, please feel free to contact the Building Committee Director through building@columbiaridge.ca.

4. Community dues account must be current at the date the above are submitted to the Building Committee Director.
5. Final building approval and building permits must also be confirmed with the Regional District of East Kootenay. The RDEK can also provide detailed rules and regulations with respect to building. An office is located in Invermere and can be contacted at 250-342-0063 or www.rdek.com, click on Bylaws, click on OCP Zoning and Land Use, click on Zoning, click on Upper Columbia Valley, click on Bylaw 900.