

# THE FAIRWAYS

A C L A Y T O N C O M M U N I T Y

## Design Guidelines

The primary objectives of these Design Guidelines are to establish The Fairway's character. We believe that consistency with respect to exterior building materials, colour palettes, and design elements will promote compatibility among the various exterior designs, thereby augmenting the quality and value of the homes while also bringing visual harmony to the streetscape. Ultimately, these guidelines establish consistent design standards that will enhance and protect the value of the homes in The Fairways.

All building plans will be reviewed to ensure compliance with the Design Guidelines in order to meet the expectations of those choosing to call The Fairways home.



## Items Requiring Approval

1. Exterior façade and materials shall be in accordance with the Design Guidelines as specified herein.
2. Site Plan Approval - Building size & location on the property as well as other landscaping requirements will be reviewed against master site grading plans.
3. Fences/Sheds/ Pools/Solar Panels/Satellite Dishes - Design, colour and placement will be reviewed and require written approval.
4. Removal of any vegetation on site.

Consistency of exterior building materials, colour palettes and design elements will bring a certain visual harmony to the streetscape of Weavers Way.

To minimize repetition of home designs and colours on adjacent lots, the following criteria will govern the approval of homes on Weavers Way - (please refer to Figure 1.):

- On the same side of the street, no façade or exterior colours can be repeated on adjacent lots.
- On the immediate lot directly across the street, no façade or exterior colours may be repeated.

Design approval will ensure sufficient variation in façades while maintaining compatible exterior materials and design elements.

Please feel free to contact our sales and support staff if there are any questions regarding these criteria or for copies of the approved façade and exterior colours of those homes adjacent your chosen lot. For contact information please refer to the last page.

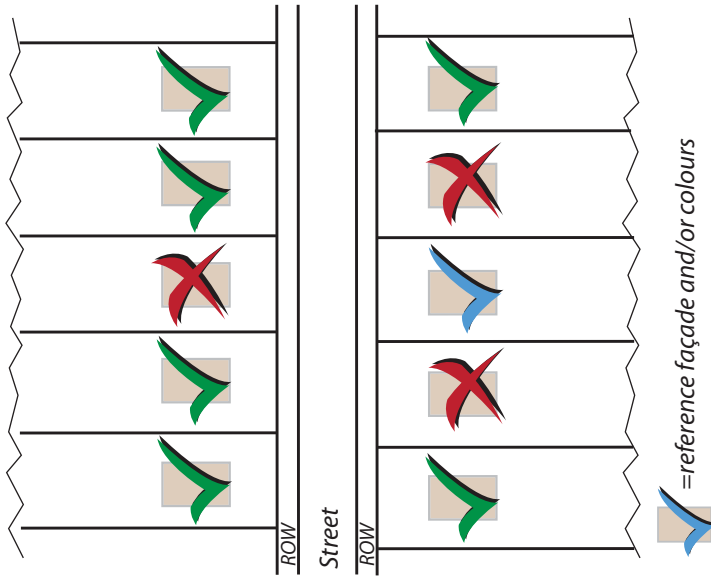
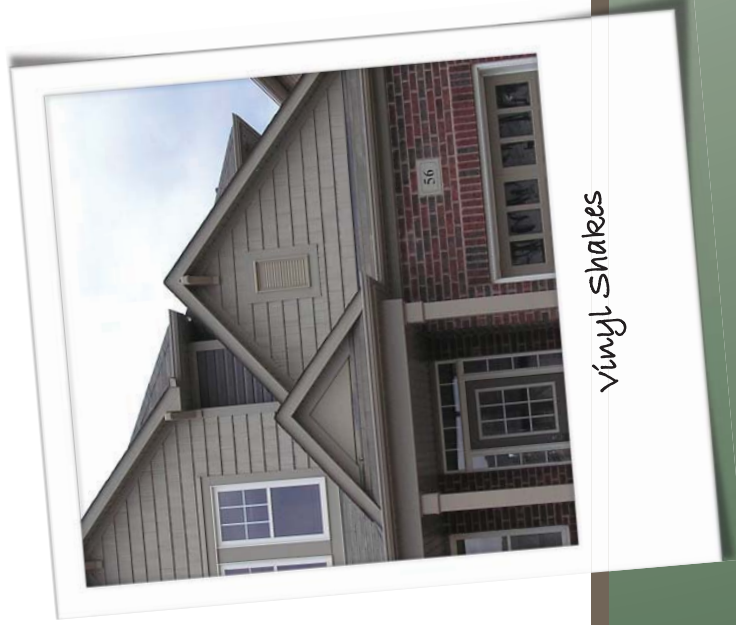


Figure 1.

- The front façade of any home shall be clad as follows:

Base Materials: clay brick, stone look concrete masonry products (by Shaw) shall cover at least 50% of the front façade of the home. (Both brick & stone must be a full mortared product requiring a brick ledge).

- All masonry and stone look concrete shall be completed with raked joints.
- Laminate shingles are required.
- All wooden front stairs and decks shall be painted within 1 year of commencing construction in an opaque or semi-transparent stain that is complementary to the chosen colour palette.
- Driveways will be either paved asphalt, paver stone, or other acceptable hard surface. Gravel driveways are expressly prohibited.



*Vinyl Shingles*



*Stucco and Stone Look  
Concrete Masonry*

- Minimum roof pitches:
  - 6/12 Minimum Front to Back Pitch\*
  - 8/12 Minimum Side to Side Pitch\**\*unless otherwise approved*
- Shutters and window trims shall be incorporated wherever possible.
- Glazing is required on garage doors.
- Frieze board, sill boards and corner boards shall be used on all non-base exterior finishes.
- All front entry and garage doors shall be painted in approved colours.
- No more than 7 exterior risers shall lead to the front entryway from the garage level, unless otherwise permitted.
- When columns are used they must be wrapped in aluminum or boxed in to give it a finished appearance. The minimum width shall be 6" and it must have detailing trim at the top & bottom.

Detail examples:

- ① Corner Board    ③ Frieze Board    ⑤ Window Trim
- ② Glazing Treatment    ④ Finished Column

Other architectural elements (not shown):

Decorative Vent

Shutters

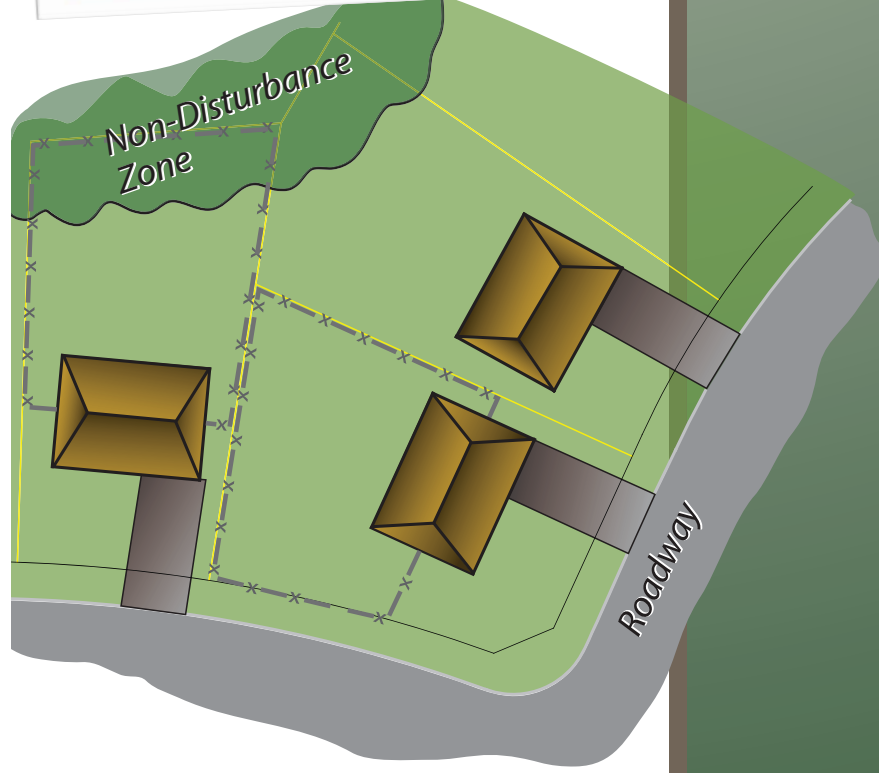
Frieze Board (also used in gables)



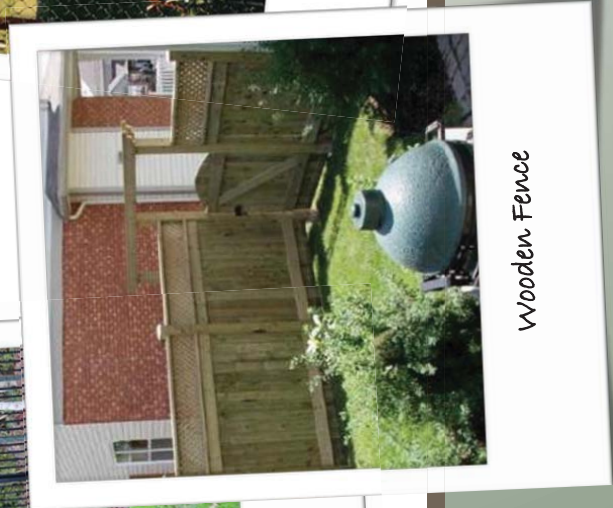
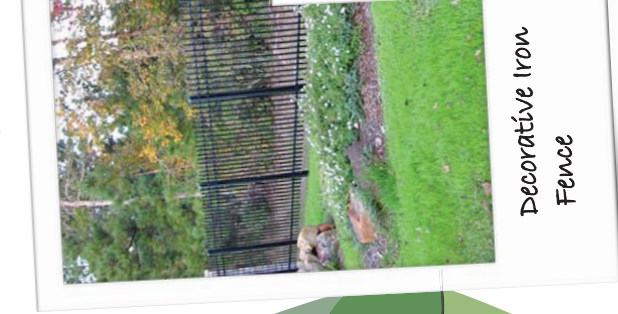


- Landscaping and driveway areas will be completed within 1 year from the date of substantial home completion.
- Sheds/Outbuildings shall use the same exterior colours and materials as the main house.
- Acceptable fence types include: wooden, ornamental iron, and chain link. If chain link, it shall be black in colour. Some acceptable fence styles are shown below.
- All fences/sheds require written approval. To obtain an approval letter please submit a site plan showing the general location of the fence/shed along with a description which includes the dimensions, materials, and colours. Approvals do not supercede or replace any Moncton permits or by-laws.
- Fences shall not be built past midway of the house.

### Acceptable Fence Locations:



### Some Acceptable Fence Styles:





If you have any questions or concerns we welcome you to contact us.

Contact: Clayton Developments Limited

Phone: 1-902-445-2000

Toll Free: 1-866-233-0808

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