

Design & Development Guidelines



SANDY POINT
THE RESORT



Design & Development Guidelines

When purchasing a lot at Sandy Point you can rest assured that you have invested in a first class resort that is designed to be environmentally responsible, friendly, rewarding and accountable to you, the owner. The overall landscaping design and architectural controls of both the common areas and private lots has been carefully planned and laid out to achieve the highest of standards in regards to environmental controls, appearance, enjoyment, ease of maintenance and sustainability.

By following these guidelines, lot owners will be aided in their personal lot design, which will conform to the overall resort plan. These guidelines are in place for the protection of the resorts environmental plan and for the protection of each lot owner. Lot owners can be assured that each lot will meet the same regulations and design strategy.

The following key design guidelines are to be followed when creating your lot layout, if there is a discrepancy between the guidelines and the current bylaws, the bylaws take precedent.

- Storm Water Management Plan

- A detailed storm water management plan has been designed for the Sandy Point Resort to control the quality and quantity of storm water that enters the lake. Alberta Environment sets guidelines and requires provincial and municipal licensing as to how a development may and may not affect the quality and quantity of storm water that will be created from a development. Sandy Point has created a detailed Storm Water Management Plan that must be followed and adhered to in order for the properties plan to function properly.

○ Grading & Drainage of lot

- Original lot elevations must be maintained and cannot be altered to drain water onto neighboring properties or block the natural flow.
- Any major lot alteration must first be authorized by the developer.

- Driveways

○ Parking

The RV must be set back a Minimum of 20' from the front property line.

○ Material

Driveways must be of an approved material as set forth by the condo association and must not alter the existing grade.

- Storage Sheds

Sheds must be set back a minimum of 20' from front property line.

○ Sheds must meet current bylaw standards.

There are two standard shed designs to choose from

○ Sheds will be constructed of an approved material and color as outlined in the current bylaws. **Please see attached Schedule A**

- Architectural Controls

○ Park Models external wall facing the internal roadway must be a feature wall and contain a minimum coverage of 70%, glass, stone, log, bayed window or approved synthetic material. Flat solid sided walls will not be allowed. **Please see attached drawing.**

- Landscaping

○ All landscaping plants, trees, shrubs and materials must be on the approved list for the Sandy Point development.

○ Natural landscaping will help create a landscape that compliments the natural area of Sandy Point. Using native plant materials will help preserve the beauty of this area for years to come.

○ Manicured lawns are pretty to look at but create a lot of work and use an abundance of water to maintain. Please use the minimum amount of manicured lawn when designing your lot.

○ Consultation with a horticulturist or landscape design architect will help you create a beautiful yet simple to manage property

- Garbage Storage

○ A local garbage collection area is available on site for lot owners to dispose of their garbage.

○ It is up to each person to dispose of their garbage appropriately.

- Lighting

- Architectural and subtle accent lighting is a wonderful addition to a lot, but consideration must be given to neighbors and the overall initiative for resort lighting. As Sandy Point is a rural development, we are respectful of an initiative known as Dark Skies which aims to mitigate light pollution and minimize the adverse effects of lighting on the night sky.
- Overhead lighting must point downward and driveway, walkway directional lighting can be no taller than 18”
- No lighting with excessive glare or visibility from neighboring lots will be permitted.

- Fencing

- All lot fencing must be black 4’ chain link. No other fencing except for the external property line fence will be allowed.
- Privacy slats (vinyl) are allowed but must be black in color.

- Reserves (Environmental and Municipal)

- Environmental Reserves (ER) as per Lacombe County definitions
 - ER lands are intended to protect the natural environment, protect people and property from hazardous conditions (e.g. flooding) and provide public access to or along lakes and rivers
 - ER lands within Sandy Point are designated with appropriate signage and shown in detail (green) on the attached map.
- Municipal Reserves (MR) as per Lacombe County definitions
 - MR lands are intended to provide a suitable land base for the provision of recreation facilities for the use and enjoyment of County residents and the general public. MR may provide important access links to other lands, including water access, and can also offer undeveloped green spaces that act as buffers between different land uses.
 - MR lands within Sandy Point are designated as the orange shaded area on attached map.
 - MR lands within Sandy Point contain the public beach, public boat launch and associated parking.



The trees and shrubs listed are proven to be able to survive in the Central Alberta climate, are native to the area and are recommended for your landscaping needs. Additional trees may be added with the input of the condominium association and a professional arborist. Any tree or shrub not on the list must first be approved by the board.

CONIFEROUS TREES

White Spruce
Colorado Spruce
Lodgepole Pine
Siberian Larch

CONIFEROUS SHRUBS

Mugo Pine
Rocky Mountain Juniper
Common Juniper
Savin Juniper
Dwarf Mugo Pine

DECIDUOUS TREES

Trembling Aspen
Paper Birch
River Birch
Chokecherry (Schubert)
Tristan Poplar
Tower Poplar
Swedish Aspen (Columnar)



Acceptable view facing internal road



Acceptable view facing internal road



This view **IS NOT** acceptable facing internal road



Acceptable view facing internal road



Acceptable view facing internal road

***** Above are some examples that would meet or exceed the architectural controls in place for external walls facing internal roadways with in the Resort***

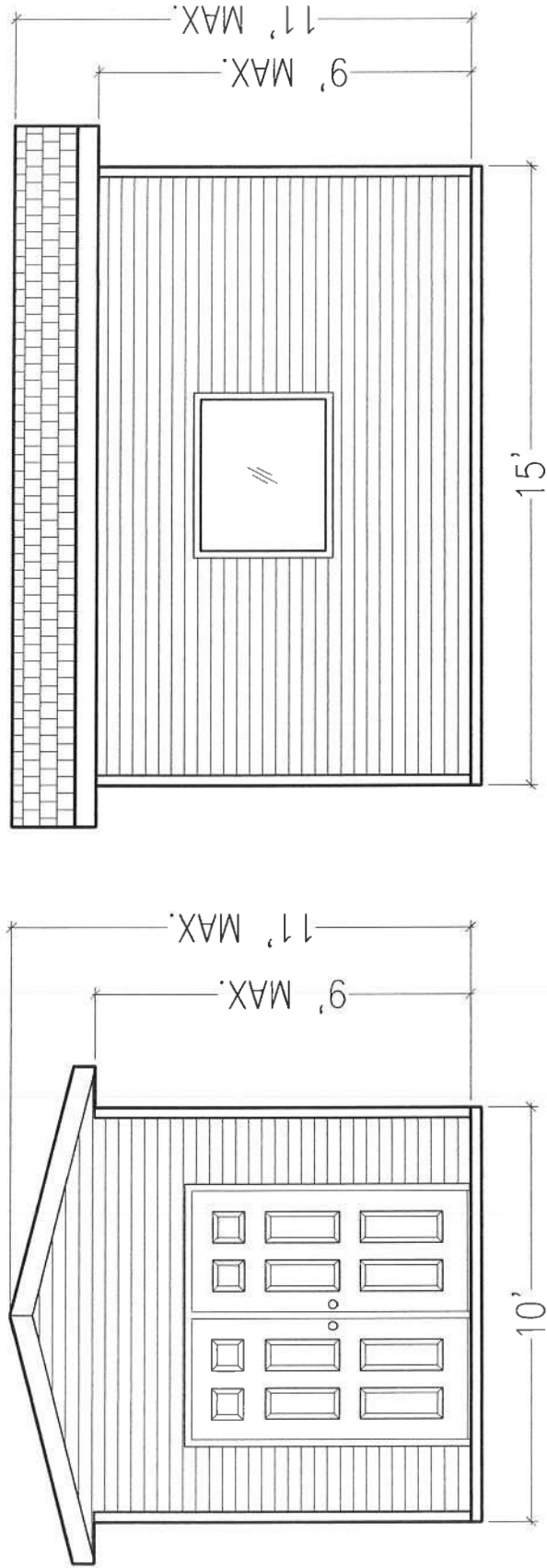


There are two (2) Pre Approved shed designs on the Sandy Point RV Resort website which identify materials, design, and maximum sizing allowed.

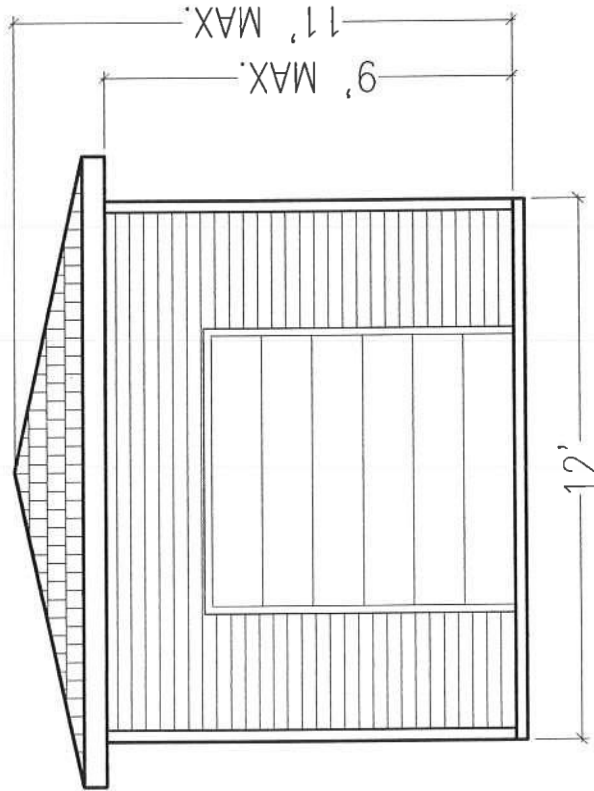
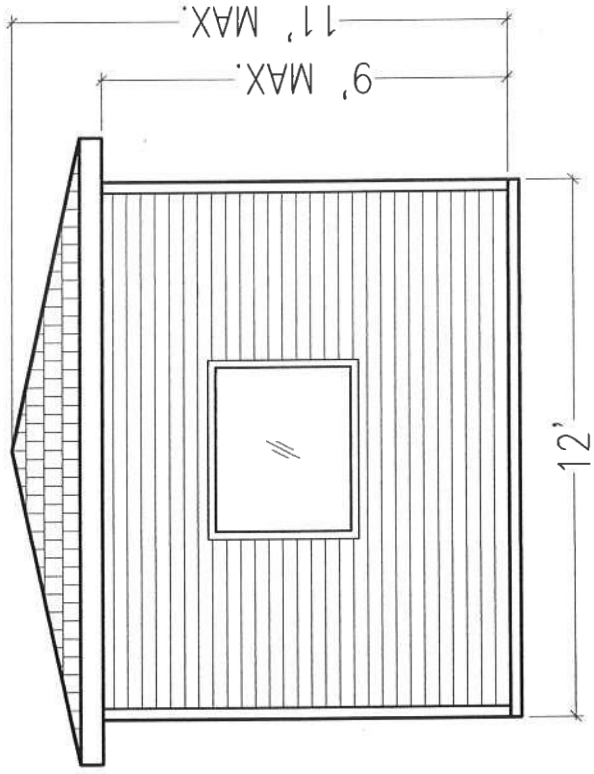
All sheds are to be placed on a level, formed base or platform.

Synthetic sheds may be allowed on a pre-approved basis.

SCHEDULE A



- NOTES:
1. ROOFING MATERIALS SHALL BE ASPHALT SHINGLES ONLY
 2. SIDING MATERIALS SHALL BE EITHER VINYL, STUCCO OR HARD BOARD
 3. ENTRY WAY TO BUILDING SHALL BE DOUBLE DOORS OR 6 FT. ROLL-UP STYLE ONLY
 4. MAXIMUM LENGTH AND WIDTH SHALL NOT EXCEED 10X15 FT.
 5. TOTAL BUILDING HEIGHT SHALL NOT EXCEED 11 FT. WITH A MAXIMUM WALL HEIGHT OF 9 FT.
 6. BUILDING ROOF DIMENSIONS ARE TO BE STANDARD 4:12 PITCH



NOTES:

1. ROOFING MATERIALS SHALL BE ASPHALT SHINGLES ONLY
2. SIDING MATERIALS SHALL BE EITHER VINYL, STUCCO OR HARD BOARD
3. ENTRY WAY TO BUILDING SHALL BE DOUBLE DOORS OR 6 FT. ROLL-UP STYLE ONLY
4. MAXIMUM LENGTH AND WIDTH SHALL NOT EXCEED 10X15 FT.
5. TOTAL BUILDING HEIGHT SHALL NOT EXCEED 11 FT. WITH A MAXIMUM WALL HEIGHT OF 9 FT.
6. BUILDING ROOF DIMENSIONS ARE TO BE STANDARD 4:12 PITCH