

This is appendix A to the agreement for sale between Berry Hills Developments, a registered business name of 101105097 Saskatchewan Ltd. and

(Print name of Purchasers)

BERRY HILLS ESTATES

ARCHITECTURAL CONTROLS AND STANDARDS

(Effective: July 2008)

Compliance with **Berry Hills Estates** architectural controls is mandatory, in accordance with the Terms and Conditions of each Option to Purchase Agreement. Any deviation from the procedures and requirements detailed herein must be authorized in writing by **Berry Hills Developments**. The purchaser acknowledges that the purchaser is fully responsible for any costs associated with the same and the purchaser shall indemnify and save the Developer harmless of any costs or damages.

Conformity with these Guidelines does not supersede the required approval process, nor requirements in all applicable municipal or provincial building codes, by-laws and standards.

Notwithstanding, any statement or drawing in these Guidelines, the Developer reserves the right of final approval of all design and site work of all houses in Berry Hills Estates and to alter these Guidelines without notice.

I Hereby Acknowledge receipt of a copy of the Berry Hills Estates Architectural Controls and hereby agree to abide by them, and I hereby charge the herein described lands with the said Option to Purchase Agreement and these Guidelines. Also Acknowledge Caveats held by Sask. Community Planning, Sask Power, and Berry Hills Developments Architectural Controls.

APPROVAL PROCESS

Prior to construction, all projects in Berry Hills Estates must receive the approval of the Developer's Architectural Control Review Committee. All Builders/Owners must follow the submission requirements described below. The Committee, at its sole discretion, reserves the right to accept or reject any submission. Approved applications do not constitute a precedent for any subsequent application on other lots.

PART ONE: GENERAL

1. No construction on this land may violate the District of Katepwa Zoning By law or these Architectural Standards
2. Prior to commencement of construction on this land, the owner must submit to the developer a copy of all plans, blueprints and plot plans for the proposed construction and must obtain a building permit from the District of Katepwa.
3. The developer has the right to refuse permission to commence construction where the proposed building will violate any provision of these Architectural Standards.
4. The "Developer", Berry Hills Developments, Box 2479, Fort Qu'Appelle, Saskatchewan SOG 1S0 is not liable to the purchaser for damage caused by ground water, ground instability, erosion, weather conditions, or any incident, over which, the developer has no control.

PART TWO: TEMPORARY DWELLINGS

5. A land owner may occupy a "temporary dwelling" on this land for 12 months from the date that the owner first obtains a building permit to construct on this property.
6. "Temporary dwelling" means a fifth wheel trailer, a motor home, a mobile home or a house trailer.
7. Except during the 12 month period that commences on the date that the owner first obtains a building permit to construct a dwelling on this property, no land owner shall permit any person to occupy a temporary dwelling on this land.

PART THREE: CERTAIN BUILDINGS PROHIBITED

8. The owner shall not move onto this land any modular home or ready-to-move building or any pre-constructed building, except with the permission of the developer, in advance, in writing.
9. The owner shall not construct a duplex, condo or apartment style building on this land without the District of Katepwa and the developer's written permission.
10. Dwellings in Berry Hills Estates are intended to be "new construction". Prebuilt, factory-built or ready to move homes will be allowed in Berry Hills Estates only with the consent of the developer, in writing, in advance, and providing the dwelling meets all local building codes.

PART FOUR: DESIGN OF BUILDINGS

11. 2 storey homes considered on a case-by-case basis. Plans must be pre-approved by Berry Hills Developments Approval Committee.
12. For the purpose of these Architectural Standards, a normal basement is not counted as a storey.
13. No dwelling shall have less than 1200 square feet of floor space. No 2 storey shall have less than 1800 square feet of floor space.
14. Foundations, basements and retaining walls must be approved by a qualified, structural engineer.
15. For the purpose of calculating floor space, basement areas are not included.
16. No land owner or other person shall construct, erect or move onto this land any building or structure that does not conform to these Architectural Standards.
17. Attached and detached garages are permitted on this land, if they conform to the District of Katepwa Zoning Bylaw.
18. All retaining walls constructed on this land must have the approval of the developer, in writing, in advance.
19. Prior to giving approval for the construction of any retaining wall, the developer has the right to require the owner to provide a satisfactory statement from an engineer indicating that the retaining wall is like to be sound and durable.
20. The developer has the right to limit the height of the proposed roof in this development.

PART FIVE: SUBSEQUENT OWNERS

21. In the event that this land is resold or transferred to any other party, then the subsequent owner is bound by these Architectural Standards.
22. The developer may register these Architectural Standards on the title of this land.

PART SIX: APPEARANCE OF PROPERTY

23. The owner shall keep this land clear of refuse, debris and unused construction material during and after completion of construction.
24. The owner is responsible to prevent soil erosion on this land and conform to the developments drainage plan.
25. The property owner is responsible to prevent any tree or other vegetation on the property from blocking the view of Katepwa Lake from adjacent parcels on land in the area, at the discretion of the developer. Pruning and/or removal costs will be paid by the offending property owner.
26. The Developer reserves the right, at its sole and unfettered discretion to amend, modify, alter or waive any or all terms, conditions or requirements of these Architectural Control Guidelines, as they may apply to any lands within the Berry Hills Estates subdivision without liability and without notice to the Owner of any other lot within the Berry Hills subdivision. The committee reserves the right to accept or reject any submission based on its ability to meet with the intent of the Guidelines for Berry Hills Estates. Any designs presented in this document are purely for illustration purposes only and may not represent actual conditions on the site.
27. Upon approval of the proposed design the Owner is responsible for applying for a building permit.
28. Any variations from the approved design must be corrected at the Owner's expense.
29. The purchaser of a lot agrees that it is the purchasers responsibility, respecting water supply and sewage services:
 - a. On-site water supply (well) and sewage disposal (septic tank) facilities shall be the responsibility of the individual site owner.
 - b. Pump-out 1000 gal. minimum holding tank systems shall be used on all new lots; such facilities shall be constructed in accordance to provincial health standards.
 - c. Sewage collection shall be the responsibility of the individual site owner.
 - d. Sewage collection shall be carried out only by approved licensed liquid waste haulers.
 - e. Sewage shall be disposed of only at provincially approved sites.

Architectural Controls Review Committee

The Architectural Control Review Committee is
Berry Hills Developments
P.O. Box 2479
Fort Qu'Appelle, Sask.
S0G 1S0

I, _____
(Print name of purchasers)

Acknowledge receipt of a copy of these Architectural Standards and Controls,
and having read them, agree to comply with them and acknowledge the Berry
Hills Developments Approval Committee shall have final ruling on all disputes.

Date

Signature