

Construction Checklist for Bella Vista Estates

Following is a brief summary of the steps required to help you to the point of commencement for construction on your new lot. It is not intended to replace the detail provided in the Disclosure Document.

1. Review Architectural controls and familiarize yourself with controls and guidelines for Bella Vista
2. On-site review with administrator, Bob Walker, to vet general concept of your house and driveway. This meeting will also clarify setbacks, easements, utilities and tree removal.
3. Recommended to utilize assistance of architect for best implementation of controls
4. Review minimum size footprint for a house on your lot (table attached)
5. Final on-site review, if necessary. Photographic record of trees filed (supplements air photo)
6. Required in package for Bella Vista construction approval (prior to commencement of construction):
 - a. survey plan of lot showing placement of house on lot. Staking your house before contacting FOCUS is most efficient approach.
 - b. site plan showing elevation of house with respect to lot including adequate contour information to indicate how house sits into and on lot (a. and b. may be combined)
 - c. landscaping plan showing location of driveway, walls any other intended outdoor features and also including all large trees and all deciduous trees and shrubs to be removed
 - d. excavation plan indicating spoil removal and access. Inquire if cut timber can still be burned by BVPL for \$250
 - e. professionally prepared house plans detailing outside and all elevations as per b. above. Also indicate which 2 (minimum as per agreement in Disclosure) or more appliances will utilize propane
 - f. septic treatment package selection
 - g. RDEK building permit
 - h. \$10,000 construction bond payable to administrator (Bella Vista Properties Ltd)
 - i. \$535 architect fee for review of plans (Bella Vista Properties Ltd.)
7. Final review by administrator with prompt written approval. Address deficiencies if necessary.
8. Owner notification for utility connections. Secure builder.
9. During construction hoarding must be present 3m from the edge of the building on the all sides other than where the driveway and main access is located. This will minimize disturbance of the dry, fragile environment and maintain a natural landscape following build-out.
10. Suitable garbage and toilet facilities are required. The Community Center is not to be used by trades.
11. Bob Walker can provide a list of builders, contractors, suppliers and installers to owner-builders, if necessary. Check the kiosk.
12. The Community Center is intended for your comfort during your construction phase. A shower and large screen TV with DVD will be available in the basement. Internet and/or

phone service should be available soon. Loni Shaw, the property manager, can be contacted at 250-341-6003 for further information.

13. New owners need to provide the property manager with their contact information.
14. Upon completion, owner must obtain Certificate of Substantial Completion (95%) from accredited architect or engineer in order to obtain final approval from developer.

Best wishes with your new adventure.

Oct 2009

Minimum House Footprints on Bella Vista Estate Lots

Most of you received a guide for home sizes when you purchased your lot. Following is a table summarizing the map which was part of the sales package. This will ensure that everyone is aware of these requirements prior to submission of your plans to the administrator or the sale of your lot. The architectural controls ensure the protection of your investment since similar sized homes are grouped together. The minimum square footage of the house required pertains to the main floor of a bungalow. This does not include the area of the double garage (required). If a two story (minimum 6' wall on upper level) is constructed, the second column indicates the reduced footprint allowed on the main floor. An area for a split-level footprint includes the first two levels and uses the two story column. The pertinent house sizes for each lot are listed as follows:

Lots	Bungalow Main (sq. ft.)	Two Story Main (or 2 levels of split)
1, 3, 4, 5, 6, 8, 10, 11, 14, 15, 30, 31, 32, 15TS 34	2000 sf. 1800 sf.	1600 sf. 1500 sf.
2, 7, 9, 12, 13, 16, 17, 18, 19, 20, 21, 22, 33, 35, 36, 39, 40, 41, 42, 17 TS	1600 sf.	1300 sf.
23, 24, 25, 26, 27, 28, 29 37, 38	1200 sf. 1000 sf.	1000 sf. 800 sf.