

# Lake Arnault RV Resort

## **Design Guidelines**

After the purchase of your lot at Lake Arnault you may want to build additional site features and structures adjacent to your dwelling. These features can contribute to the overall design of your site. Careful consideration must be given to these elements in order to achieve the desired results in completing the development of an individual lot.

These guidelines are provided to assist lot owners with details to enhance the overall look of the community. The intent is to keep the appearance of the entire development true to its natural setting and provide the owner enough flexibility to meet individual needs. All lot owners are required to submit a site plan showing all current and future plans for their site. This plan will be reviewed and approved by the board prior to construction of any on site structures.

The board will work together with the lot owner to satisfy all site requirements while responsibly maintaining the existing natural integrity of the resort.

In any event there is a conflict between these guidelines and the current bylaws, the bylaws will take precedent.

## **Front Driveways**

There may only be one driveway entrance to each lot. The RV or Park model must be set back a minimum 6 meters from the front property line (see figure 1 Typical Lot Layout). Gravel driveways will reduce the amount of overland drainage and limit the amount of sediment traveling into the lake. All existing grades must be maintained.

## **Front Yards**

The front yard area can be treated with landscape materials that enhance the use and appearance of an individual lot. It is the area from the road (front property line) to the front of the residence (RV) that can be used for driveway. Landscape treatments such as xeriscape or natural groupings of trees and shrubs are encouraged. Patios and hardscape surface materials will also be permitted in this area. Privacy fences will not be permitted along the front yard.

## **Grading and Drainage**

The resort site has been designed to minimize the impact on the existing drainage patterns. The site design must take the natural grades into account. All existing overland drainage must be maintained. Storm water must not be diverted in a fashion that could cause erosion problems. Lot owners will benefit greatly if proper consideration is given to their individual site grades.

## **Lighting**

Outdoor light will consist only of subtle illumination for safety and highlighting architectural and landscape elements. No lighting with excessive glare or visibility from neighbouring property will be permitted. Overhead structures can incorporate soffit lighting. Paths and driveways are to have down lights only. Ground lighting fixtures can be a maximum of 18 inches in height. Starry skies is a current initiative to decrease the amount of light pollution produced by residential communities. Lake Arnault provides an exceptional opportunity for star gazing that should be maintained as the development grows.

## **Garbage Storage**

A community storage facility will be available on site for garbage containment. Each lot owner is responsible for delivering their garbage to this structure.

## **Landscape & Vegetation**

Enhancement of the individual lots and overall community is the main objective when considering landscape improvements. Existing plant material is one of the main attributes that enhances the site. Complimenting the natural terrain and plant material will both improve the relaxation experience and appearance of the overall site.

Lot owners must consider the functional use of the desired plant materials. Trees and shrubs can provide shade and shelter or a screen to either block or enhance views. Seasonal changes will provide a variety of colors and fragrances through the use of different plant material. A balance of plant species can contribute to each season consisting of spring blooms or autumn colors. Evergreens will also enhance areas of shade and provide visual interest in the winter months.

In keeping with the natural setting of the area, it is preferred that manicured lawn be kept to a minimum. Lawns not only become a chore to maintain, but are consistently over watered and produce extensive amounts of clippings. Native plant material is preferred in keeping with and complimenting the natural surroundings. Wildlife in the area are accustomed to particular native species that will not interrupt their regular habitat or diet.

Xeriscape (Arizona) style landscapes are becoming increasingly popular for their low maintenance and low water use design. Although well suited for the desert climates, site owners must consider blending native plants and mulch material that will suit the natural surroundings. A low maintenance design can be visually appealing with proper use of these materials.

## Site Features

Enhancement of the individual lot is the key objective when choosing site features. The correct selection of site location and surface treatment will create a seamless transition between the indoor and outdoor environment.

Site features may include:

- Decks and patios
- Fencing and walls
- Trellises, greenhouses, and arbours
- Play structures
- Fire pits and barbecue areas.

Including such features on the site will increase the amount of usable spaces and add to the enjoyment of the natural setting.

In order to continue with complimenting the natural environment and capturing the outdoor setting, the built environment should consist of natural materials such as wood, stone, and brick. The lakeside country charm can be maintained as each lot owner improves their individual site.

Porous surface materials, such as stone or concrete pavers for patios are strongly recommended to reduce storm water runoff. Soil conditions and a high water table are factors that should be considered for long term maintenance and environmental responsibility.

Patios are preferred to decks, but if decks are constructed, they must avoid a thin appearance through the use of large timber fascia or skirting matching that of the R.V. or park model. Please refer to the condominium by-laws for all maximum deck dimensions.

Fencing should be kept to a minimum. Maintaining the open concept of the country setting is of paramount importance. Grouping plant material can provide proper privacy levels instead of fencing. If a fence is required for safety or security it must be constructed using natural materials. A three rail and post fence is recommended between properties at a maximum height of 4 feet. A rustic fence will continue to add to the lakeside country community. Additional mesh may be added to the post and rail fence if required for child or pet containment. Invisible pet fence will also be encouraged.