

WEDGEWOOD RAVINE HOME OWNERS' ASSOCIATION

APPLICATION FOR SUBSTITUTION to DESIGN GUIDELINE SPECIFICATIONS

April 2022

Introduction

The Wedgewood Ravine Design Guidelines as registered against each lot in the community, provide the detailed specifications for home construction materials, fencing and lot landscape requirements. Every home in Wedgewood Ravine is bound by the Design Guidelines.

In some instances, a homeowner may wish to install on their home, an alternative building material to that specified in the Guidelines. The Wedgewood Ravine Home Owners' Association (WRHOA) has the authority and sole discretion, to consider such substitutions and grant variances where it can be shown that other materials or building finishes are in keeping with the overall objectives of the Design Guidelines.

No substitution or alternative material is to be represented as an acceptable variance without the approval in writing from the Wedgewood Ravine Home Owners' Association. All instances of non-compliance with the Design Guidelines without the express and prior written consent of the WRHOA will be prosecuted to the extent of the law, as provided for in the Restrictive Covenant as registered.

Design Guideline Variances

The Design Guidelines are a legal, registered encumbrance on each individual property in Wedgewood. As a result of this title registration, each application for an alternative building material must be evaluated on its own merits and with reference to its distinct locational criteria. There will be no "grandfathered" lists of previously approved building materials nor should an approval of the same material on another home be construed an "automatic" variance on a different home in the community.

This requirement for an address-specific substitution request and subsequent granting of a variance, if appropriate, will become important at the time of a future sale of a property in Wedgewood. Any home with exterior building materials that are not in compliance with the Design Guidelines, and which have not received written approval from the Home Owners' Association, cannot be provided with a clearance letter if one is requested by a potential home purchaser.

Homeowners who have installed non-compliant building materials in the past should consider making an application for review by the Home Owners' Association. The same application requirements and review process will be followed as described later in these instructions.

Review Process

For an alternative building material to be considered for review by the WRHOA, the completed Application Form and material sample must be submitted together with an **application fee of \$100.00 + GST.**

The WRHOA has contracted the services of a third-party Design Consultant to review the submitted alternative material and provide an opinion relative to the objectives of the Design Guidelines. The results of this review will be communicated by the WRHOA directly back to the applicant.

Application Form – filled out entirely, signed and dated by all registered homeowner(s). Incomplete application forms will be returned to the homeowner.

Sample Material – you must provide a sample piece of the actual building material being considered. Oversize samples may be dropped off at 783 Wells Wynd, by making prior arrangements.

Multiple Materials – maximum of two (2) alternative materials may be included on one application. The application fee remains the same for one or two alternative materials.

Application Fee – full fee paid by cheque, dropped off with material sample. NOTE that the entire fee is non-refundable. Payment of this fee is not to be construed as approval of a building material substitution.

Changes – all changes made by the applicant to the building material submitted, will require submission of a new application and payment of a new application fee.

Review Time – once the WRHOA has determined that the application is complete including sample material and fee, the entire submission will be submitted to the contracted Design Consultant for their review and opinion. The WRHOA will use its best efforts to provide a response back to the applicant within 2 weeks from the date on which the application was deemed complete and fees received.

Decision - the WRHOA will provide a written decision directly back to the homeowner as named and municipally addressed on the application form. All decisions will be provided in writing by the WRHOA. There will be no verbal communication of the decision to accept or reject an application.

Denial of Substitution - an application for substitution to the Design Guidelines which is not approved, will be marked "*denied*" and returned directly to the applicant together with the sample material supplied. Reasons for the rejection will be provided and all regulations of the Design Guidelines will prevail. The application fee will not be refunded.

The applicant may re-apply for approval of a building material that is different from that which was rejected, if they so choose. In such case, the re-application will be treated as a new submission requiring a new application form, new sample material and full payment of fees.

In all cases the Wedgewood Ravine Home Owner's Association shall carry out this review and issue an approval or rejection, in its sole authority and discretion.

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APRIL 2022

APPLICANT (S)

PLEASE PRINT NAMES OF ALL REGISTERED OWNERS

Address: _____

Legal Description: *(filled in by WRHOA)* _____

Email: _____ Telephone: _____

EXTERIOR BUILDING MATERIAL PROPOSED (ASPHALT ROOFING IS PROHIBITED)

Building Material - Roof:

Existing Roof Material / Colour: _____

Proposed Roof Material / Colour: _____

Make / Model: (sample required, photographs not accepted) _____

Building Material – Other Specify _____

Existing Detail or Material / Colour: _____

Proposed Detail or Material / Colour: _____

Make / Model: (sample required, no photographs) _____

APPLICANT ACKNOWLEDGEMENT – signed by ALL registered owners

I / We are the registered owner(s) of the above-described property and hereby acknowledge and accept that the decision to approve or reject our application is made at the sole discretion of the Wedgewood Ravine's Home Owners' Association. I / We agree to hold harmless the WRHOA and its designated Design Consultant from any action that may result due to their decision.

Applicant _____ Date _____

Applicant _____ Date _____

Fee: \$ 100.00 + \$5.00 GST = **\$105.00** Payment by cheque only, to **Wedgewood Ravine HOA**

APPLICATION DEEMED COMPLETE BY HOA: Date: _____
