



# **HARMONIE**

## **CONSTRUCTION**

**DESIGN GUIDE - Boisé Quatre-Saisons**

Version 3.0

**THIS DOCUMENT IS SUBJECT TO CHANGE WITHOUT NOTICE**



## **HARMONIE** CONSTRUCTION

- The following guide will be an intricate part of the deed of sale which will be signed at the notary and all clauses must be reproduced in any and all subsequent deeds of sale.
- Vinyl siding is not permitted on the façade nor on any lateral sides of the home which overlooks onto a street
- Lateral sides overlooking a street must be harmonized with the façade of the home and the materials must be a continuity of the façade of the home. Choice of the colours used for exterior siding must first be approved by the promotor
- Landscaping must be completed within 12 (twelve) months after having taken possession of the home by the client (standard with Harmonie construction).
- The culverts providing access to the parking entrance of each house must be uniform (of the same width and of the same surface) for the entire project.
- The layout of the dwellings as well as the construction plans must be approved by the promoter.
- The client commits to sign a petition concerning the paving of streets. Furthermore the client recognizes that if the municipality proceeds to pave streets, this will result in a homeowner tax increase over the course of several years or more. (Local improvement tax)
- All recreational vehicles, trailers or other vehicules plated <L> are not to be parked in front of the house. Parking for any of the above vehicules must be done at the rear or the side without any part thereof exceeding the corners of the front of the house.
- Prior to erecting any secondary buildings, the construction plans as well as the colours must first be approved by the promotor. The buildings must match the architectural style of the main building and have the same exterior finish and colour.

- The side façade of accessory buildings must be harmonized with their front façade.
- The colour white is not permitted on any exterior components of the house such as : main entrance, garage door, windows, flashing, fascia, railings, columns, lamp post or fence.
- Stainless steel or bare chimneys are prohibited, these must be covered by a natural stone box or coating used for exterior walls. In addition, they must be provided with an ornamental style hat.
- The construction deadline for the construction of a secondary building must not exceed 12 (twelve) months.
- It is prohibited for any other contractor or sub-contractor to install any sign, publicity or advertisement.
- Failure to comply with one or more of the clauses listed in this design guide could result in a fine of up to 5,000.00\$
- The buyer agrees to abide by all terms as outlined in the planning guide between the municipality of Cantley and Harmonie Construction establishing all modalities relative to the development of the Boisé Ste-Élisabeth housing project.
- The buyer agrees to only deforest the space necessary for the construction of a home, a secondary building or the installation of a leaching field and septic tank. Any other deforestation will not be permitted.
- The conditions, norms, restrictions and construction outlined above may be occasionally modified at the exclusive option of the promoter without recourse to the intervention of all acquirer or owner of any lot or land in the project and without the intervention of any third party, society or corporation. Any reasonable request must be addressed without compromising the general objective of the Boisé Quatre-Saisons project.



**Buyer (1)**

**Buyer (2)**

\_\_\_\_\_  
Name :

\_\_\_\_\_  
Name :

**Promoter**

Date

\_\_\_\_\_  
Name :