

LOCATION

- Copperwood is a community in The Hamptons, a neighbourhood within the Grange area in West Edmonton, bounded by Anthony Henday Drive, 215th Street, 62nd Avenue, and Lessard Road (approximately 45th Avenue).

HOUSING

- Copperwood Phase One, Two, Three, and Four offer front-attached garage housing with craftsman-inspired architecture.
- Copperwood has Design (Architectural) Guidelines and a Restrictive Covenant. The Restrictive Covenant contains restrictions on individual lots and includes, without limitation, requirements such as the types of fences which may be built and the type of roofing materials which may be used.

PARKS / GREEN SPACE/ TRAIL SYSTEM

Copperwood will benefit from amenities within The Hamptons, including:

- Two landscaped, naturalized ponds (Storm Water Management Facilities)
- An 11 Acre Natural Treed area
- Landscaping
- Comprehensive interconnecting walkway and trail system
- Seating areas and viewpoints
- A pocket park with basketball hoop
- An urban forest comprised of City Street/Boulevard Trees
- Two Future School/Park Sites

EDUCATION

- Copperwood is served by both Edmonton Public Schools and Edmonton Catholic Schools. Refer to the Copperwood website for additional information;
- Contact Edmonton Public Schools and Edmonton Catholic Schools for detailed information regarding bus service to designated schools.

HOMEOWNERS ASSOCIATION (HOA)

- There is a (HOA) planned for Copperwood. The HOA provides an opportunity for resident input into the future maintenance of their community and serves as a vehicle for enhancing or augmenting the level of maintenance. An encumbrance has been registered against each lot allowing for the establishment of the Copperwood HOA.
- The estimated initial cost of the HOA will be less than \$100/year.
- Please ask the Sales Representative for additional information and refer to the Copperwood HOA Handout.

SERVICES

- Edmonton Transit Service (ETS) bus service is currently operating during peak hours. Route 118 provides service from Copperwood and The Hamptons

connecting riders to routes 104 and 101. Route 118 service will be offered until October 2005, with subsequent service dependant on ridership levels and a full review by ETS.

- The Copperwood website contains information regarding local services and shopping.

DESIGN (ARCHITECTURAL) GUIDELINES & LANDSCAPING

- The Craftsman-inspired Design (Architectural) Guidelines for Copperwood have been implemented to address exterior finishing, landscaping, and fencing. Copies of the guidelines are available from the Sales Representatives.
- Front yard landscaping is a requirement in Copperwood and a deposit will be held by the Builder to ensure completion of landscape requirements. Please refer to the Design (Architectural) Guidelines for more detailed information;
- Street/City Boulevard trees are planned for residential streets in accordance with plans approved by the City of Edmonton. These trees are planted in addition to the trees required by the Design (Architectural) Guidelines for each residential lot and do not satisfy the Design (Architectural) Guideline requirements for residential lots. Street/City Boulevard trees may be planted subsequent to house construction. Actual tree locations may vary from approved plan due to above ground/underground utilities.
- To preserve the natural area within Copperwood, a Restrictive Covenant appears on some lots. Please ask your sales representative for additional information.

FENCING

- Detailed fencing requirements are outlined in the Restrictive Covenant and handouts are available from the Sales Representatives. Restrictions have been implemented regarding fencing materials, design, finishing and stain colour. Any fence construction by homeowners must be in compliance with the guidelines set out in the Restrictive Covenant;
- The Restrictive Covenant is registered on title.

FUTURE PLANS

- Refer to the Copperwood in The Hamptons Neighbourhood Plan;
- Additional Single Family phases;
- The walkway and trail system will be extended as the development continues;
- Additional landscaping;
- The Anthony Henday remains under construction, with sections of the ring now complete and open to the public. The SW portion of the ring road project is scheduled to be completed in the fall of 2006, according to information provided by Alberta Transportation. Please contact the City of Edmonton or Alberta Transportation for additional information regarding the completion of Anthony Henday Drive.