

LOCATION

- Hardy Point is a community in The Hamptons, a neighbourhood within the Grange area in west Edmonton, bordered by Anthony Henday Drive, 215th Street, 62nd Avenue, and Lessard Road (near 45th Avenue).

HOUSING

- Hardy Point has Design (Architectural) Guidelines and Restrictive Covenants. The Design (Architectural) Guidelines are available on a stage-by-stage basis from the Sales Representatives. Restrictive Covenants contain restrictions with respect to development on the individual lots and include, without limitation, the types of fences that may be built, the type of roofing materials that may be used and where RVs may be stored.

PARKS / GREEN SPACE/TRAIL SYSTEM

Hardy Point will benefit from established amenities within The Hamptons, including:

- Two landscaped, naturalized ponds (Storm Water Management Facilities);
- 11-Acre natural, treed area;
- Landscaping;
- Interconnecting walkway and trail system;
- Seating areas and viewpoints;
- Pocket park with basketball hoop;
- Urban forest comprised of City Street/Boulevard trees;
- Two Future School/Park sites.

EDUCATION

- Hardy Point is served by both Edmonton Public Schools and Edmonton Catholic Schools. Refer to the Hardy Point 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 Hardy Point. The HOA provides an opportunity for resident input into the future maintenance of the community and serves as a vehicle for enhancing the level of maintenance. An encumbrance has been registered against each lot allowing for the establishment of the HOA.
- The estimated initial cost of the HOA will be less than \$100/year. The amount will be determined by the HOA.
- Please ask the Sales Representative for additional information and refer to the HOA Handout.

SERVICES

- Hardy Point is serviced by route 119 with service to West Edmonton Mall. Detailed schedule and route information is available from ETS.

DESIGN (ARCHITECTURAL) GUIDELINES & LANDSCAPING

- The Architectural Guidelines for Hardy Point 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 Hardy Point 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 plans due to aboveground/underground utilities.

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

- The walkway and trail system will be extended as development continues.
- Additional landscaping.
- The Anthony Henday remains under construction, with sections of the ring now complete and open to the public. Please contact the City of Edmonton or Alberta Transportation for additional information regarding the completion of Anthony Henday Drive.