

FAIRWINDS ROOFING REPORT

JULY 7, 2010

Fairwinds is a multi-phased master planned community. Over the last 22 years, 472 single family homes have been built in eight phases (“Phases”). The site map attached as Appendix 1 shows the location of each Phase at Fairwinds. Approximately 40% of the existing houses at Fairwinds have cedar shake or cedar shingle roofs. Generally, cedar roofs have a useful life of between 20 to 30 years. This report has been prepared to assist homeowners at Fairwinds who are considering replacing their cedar roofs.

The Roofing Report includes:

1. An introduction to the Building Schemes and Design Guidelines at Fairwinds;
2. Approved and prohibited roofing materials;
3. Frequently asked questions;

Appendices:

1. A site map of Fairwinds showing the location of the eight phases;
2. A summary of the roofing restrictions for each Phase and a more detailed map for each Phase at Fairwinds;
3. Photographs and additional information on new roofing materials which have been approved for use at Fairwinds;
4. Useful links and miscellaneous information.

1. BUILDING SCHEME AND DESIGN GUIDELINES AT FAIRWINDS

A statutory building scheme (the “Scheme”) is an agreement which is filed at the Land Title Office and is used by a developer to ensure that all properties covered by the Scheme share common architectural characteristics. Schemes also specify building materials which may not be used in home construction. Over the last 25 years, the Fairwind developers have filed separate Schemes for each Phase at Fairwinds except for the Glen Eagles condominium project located at 2655

Andover Road which is not subject to a Scheme. The Schemes at Fairwinds also refer to design guidelines which further define the architectural characteristics of the respective Phases. Each Scheme runs with the land and binds all existing and future property owners in each Phase.

Although lot owners are required to have their building plans approved by Fairwinds prior to receiving a building permit for home construction from the Nanaimo Regional District the Schemes do not require an owner to obtain approval from Fairwinds Resort and Community prior to replacing an existing roof. Each Scheme at Fairwinds does limit the kinds of roofing materials that can be used in a particular Phase. If an owner fails to comply with the Scheme requirements, then either Fairwinds Resort and Community or any property owner in that Phase may commence a court action to compel compliance with the Scheme and force the removal of the non-complying roofing materials. A roof which does not comply with the Scheme may impact the value and saleability of the home at time of resale.

2. APPROVED AND PROHIBITED ROOFING MATERIALS

Although the eight Schemes at Fairwinds are similar, they are not identical and there is some variation from Phase to Phase. Generally, duroid shingles are prohibited from all Phases at Fairwind and asphalt fibreglass shingles are also prohibited in all Phases except Phases 7 (Observatory Hill) and 9(b)(Bonnington Heights) which allow fibreglass shingles, but restrict duroid shingles. The term “duroid shingle” is not defined in any of the Schemes or design guidelines. However, in the BC Supreme Court decision of Swiatlowski v. Jackman and Hansen (2000 BCSC 553), Mr. Justice Vickers when reviewing a statutory building scheme for a project in Duncan, British Columbia, determined that “duroid shingles” is a term used to refer to all asphalt-based shingles and also includes asphalt-based fibreglass shingles. Metal roofs and tile material other than clay or concrete tiles are also prohibited in all Phases at Fairwinds. The Design Guidelines generally approve the use of cedar shakes, cedar shingles and tar and gravel roofs for those houses that have flat roofs. Please refer to Appendix 2 for a summary of the roofing restrictions for each Phase at Fairwinds.

The range of roofing materials has been expanded over the last 20 years and Mr. Dave Scott, development manager for Fairwinds Community and Resort has approved four new roofing products for use in all Phases at Fairwinds. The four roofing products are ideal substitutes for cedar roofs because the new roofing material is light enough to be installed on existing homes without requiring any

change to the existing roof trusses. Please refer to Appendix 3 for additional information on Enviroshake, RoofRock, Pro-shake and Moderne Slate and photographs of home in Fairwinds which have incorporated those roofing materials. Samples of the four new building products are also on display at the Fairwinds Presentation Centre.

3. FREQUENTLY ASKED QUESTIONS

- a) **Q. How can I determine which building scheme applies to my property?**
- A. Each of the Phases is colour-coded. Please locate your property on the site map contained in Appendix 1. After locating your Phase, look at the Summary of Roofing Restrictions for that Phase contained in Appendix 2.
- b) **Q. Do I need a permit from the Regional District of Nanaimo to replace at existing roof?**
- A. Generally, no permit will be required from the Regional District if you are not making any structural changes to your house or any changes to the electrical or plumbing systems. However, if there is any question in your mind, please contact the Nanaimo Regional Permit Department at (250) 390-6530.
- c) **Q. Do I have to get approval for the replacement roof materials from Fairwinds Community and Resort?**
- A. No. No approval is required by Fairwinds Community and Resort under the Schemes.
- d) **Q. Should I advise my building supply company or roofing company of the roofing restrictions at Fairwinds?**
- A. Yes. And you also may want to print off a copy of this report and provide it to them in order that your roof supplier or roofing company fully understands the roofing restrictions at Fairwinds.
- e) **Q. Where can I get additional information about replacing my roof?**

A. Please refer to Appendix 5 which contains a list of websites and other contact information.

f) **Q. Will Fairwinds approve other new roofing products?**

A. Yes. Mr. Dave Scott approves additional roofing products from time to time and Fairwinds Community and Resort has agreed to keep copies of the additional approved roofing materials at the Presentation Centre. The Fairwinds Community Association will also update this report from time to time and include any new approved roofing materials in Appendix 3.

g) **Q. Is it possible to modify or cancel a building scheme?**


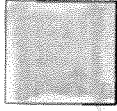
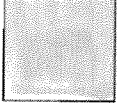

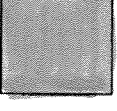




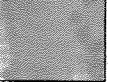
A. Yes. A building scheme can be modified with the consent of all lot owners covered by the Scheme, however, the probability of obtaining the unanimous consent of all owners covered by a building scheme is extremely low. In addition, an application may be made to the Supreme Court of British Columbia to cancel a building scheme in exceptional circumstances.

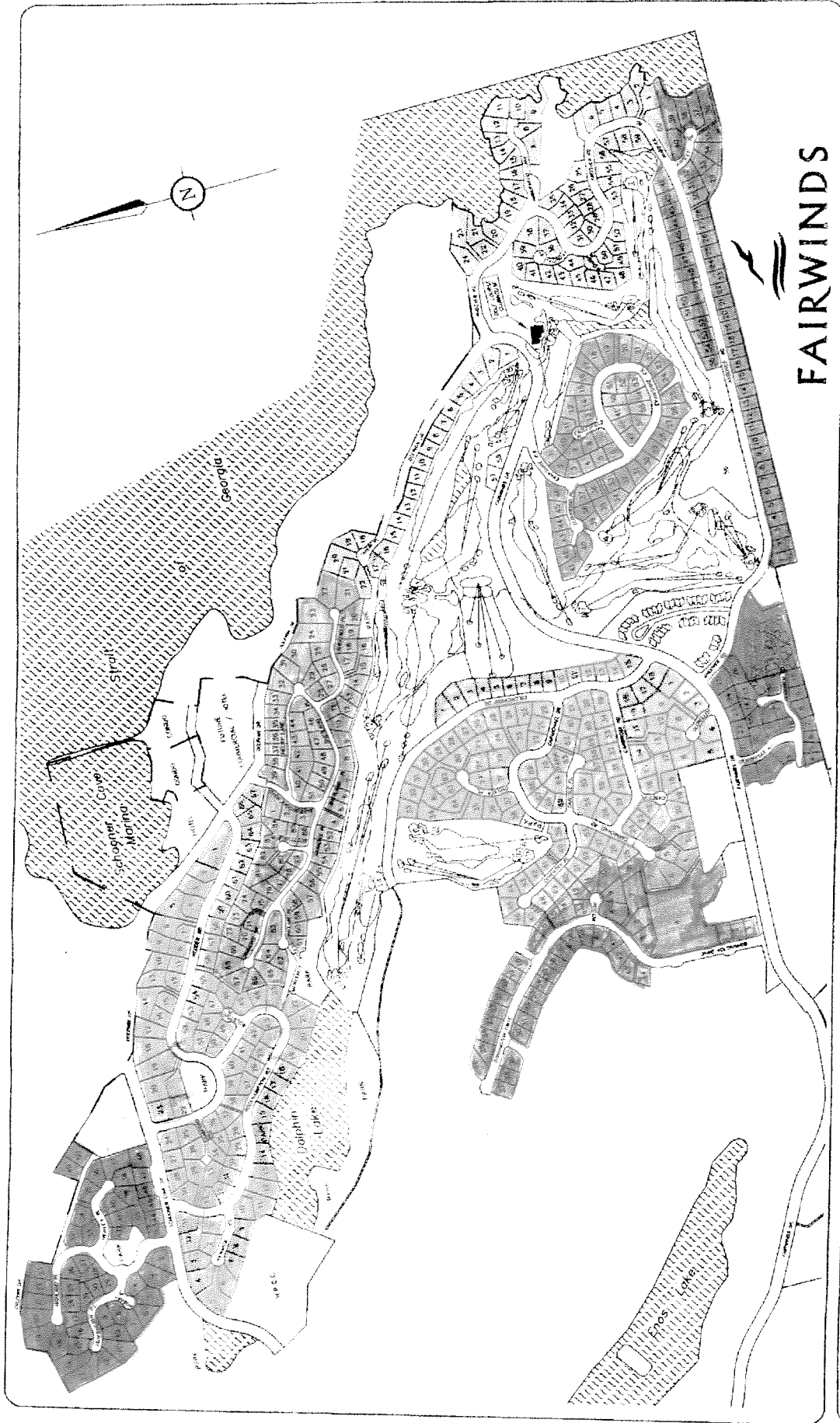
h) **Q. Where can I locate a copy of the building schemes for each Phase at Fairwinds?**

A. The Schemes are posted on the Fairwinds Community website (www.fairwindscommunityassociation.org)

APPENDIX 1

SITE MAP FOR FAIRWINDS SHOWING PHASES


PHASE 1		Andover Road Dolphin Drive Foxburn Place
PHASE 2		The "E"
PHASE 3		The "C"
PHASE 4		The "R"
PHASE 4b		The "H"
PHASE 5		Schooner Ridge
PHASE 6		Brickyard Bay
PHASE 7		Observatory Hill
PHASE 9a		Rockcliffe Park
PHASE 9b		Bonnington Heights



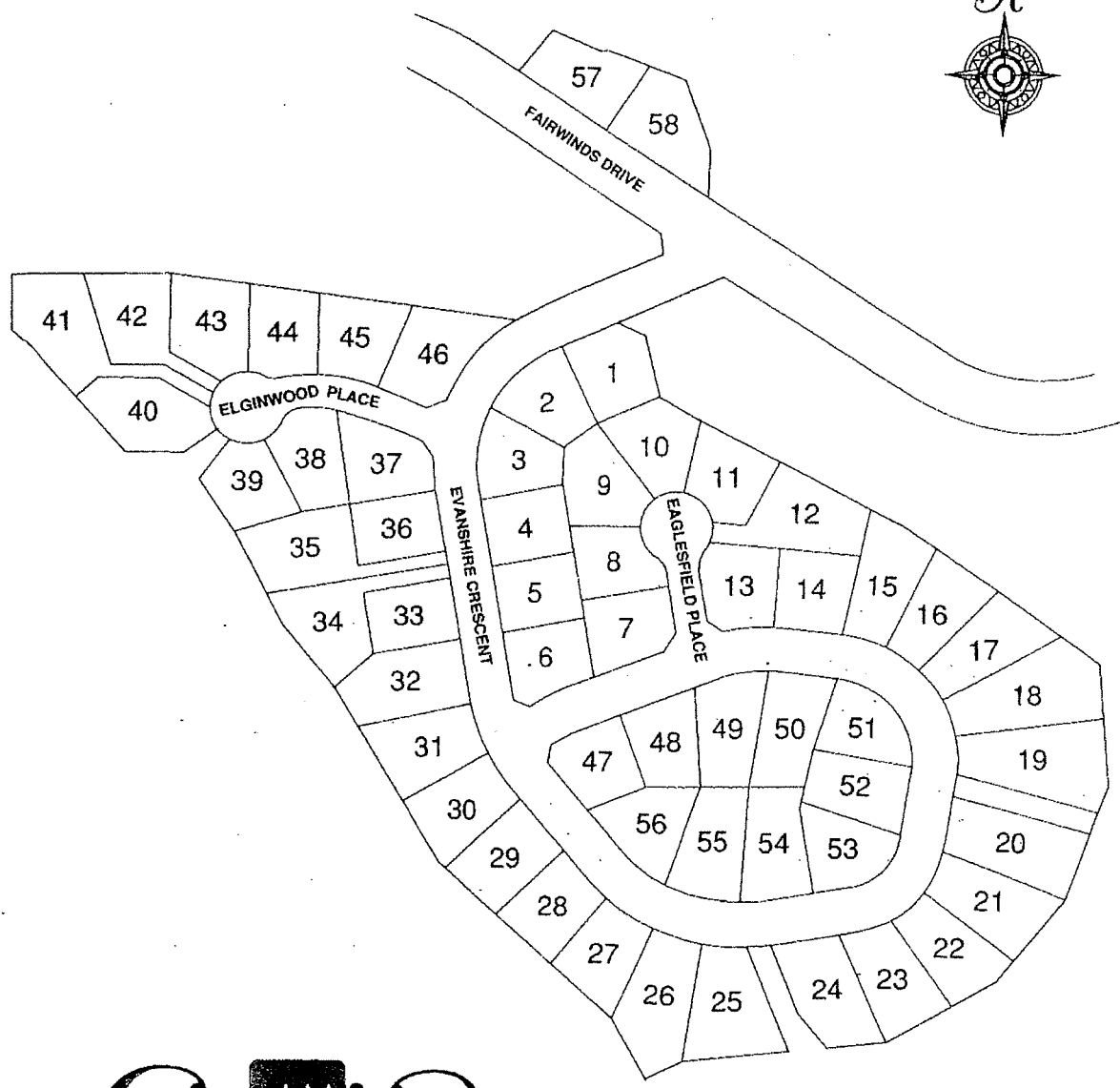
FAIRWINDS

TITLE	FAIRWINDS MAP
APPROVED	SCALE 1:7500
DATE	JAN. 9, 2007
JOB No.	09519
	DWG. No. 09519-80

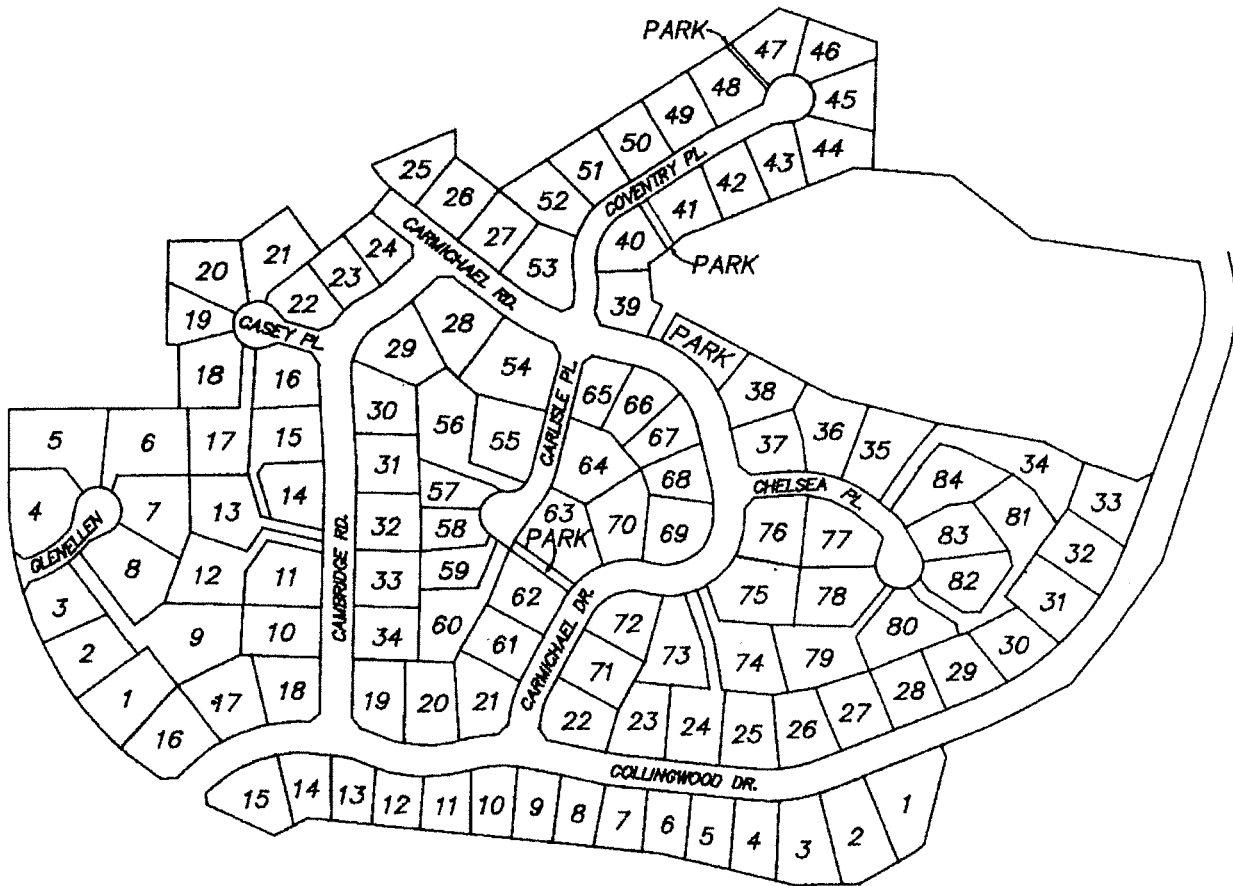
CLIENT	FAIRWINDS
PROJECT	FAIRWINDS DEVELOPMENT



KOERS & ASSOCIATES & ENGINEERING LTD.
Consulting Engineers

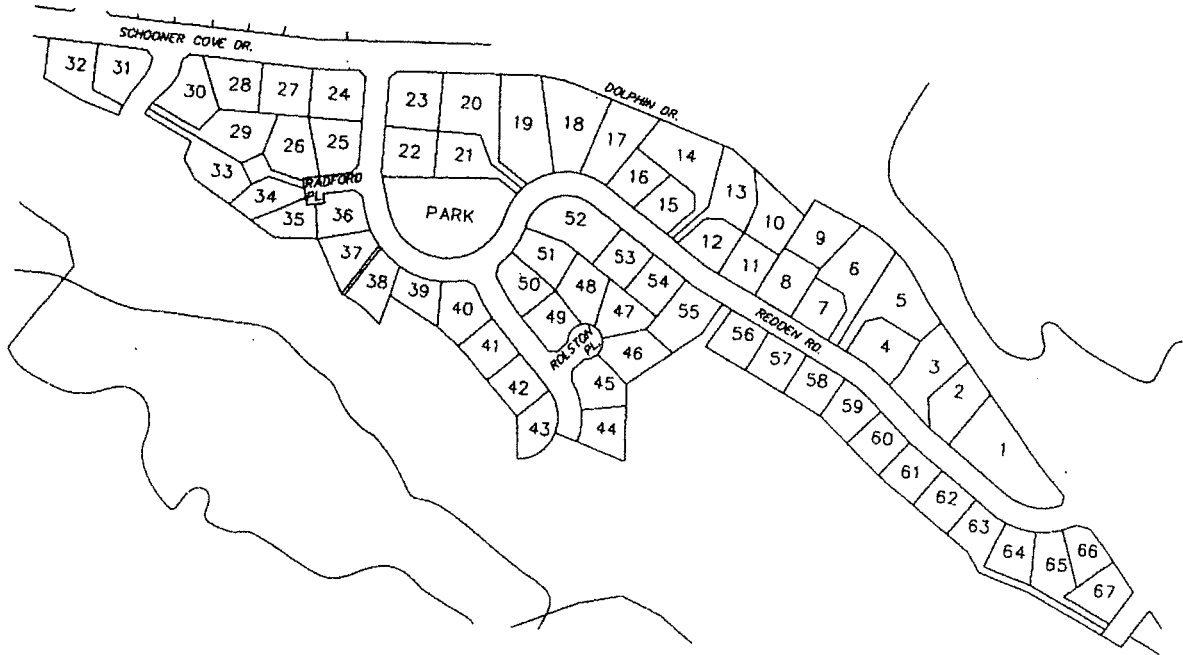


PHASE IIA

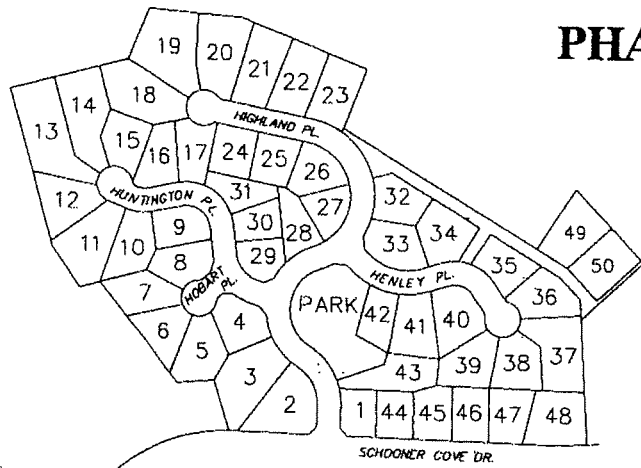


PHASE IIIA & IIIB

PHASE IVA



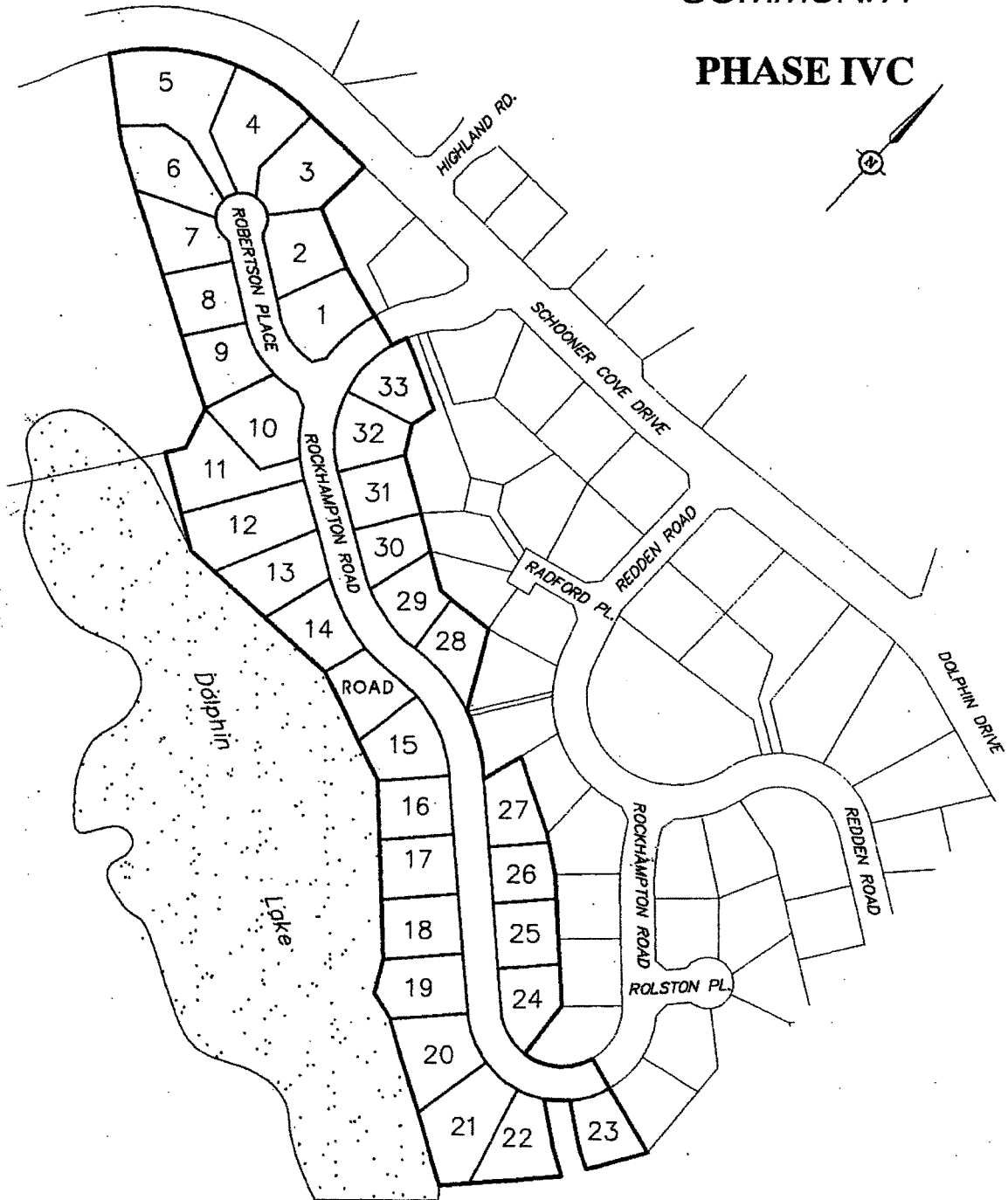
PHASE IVB



Fairwinds

COMMUNITY

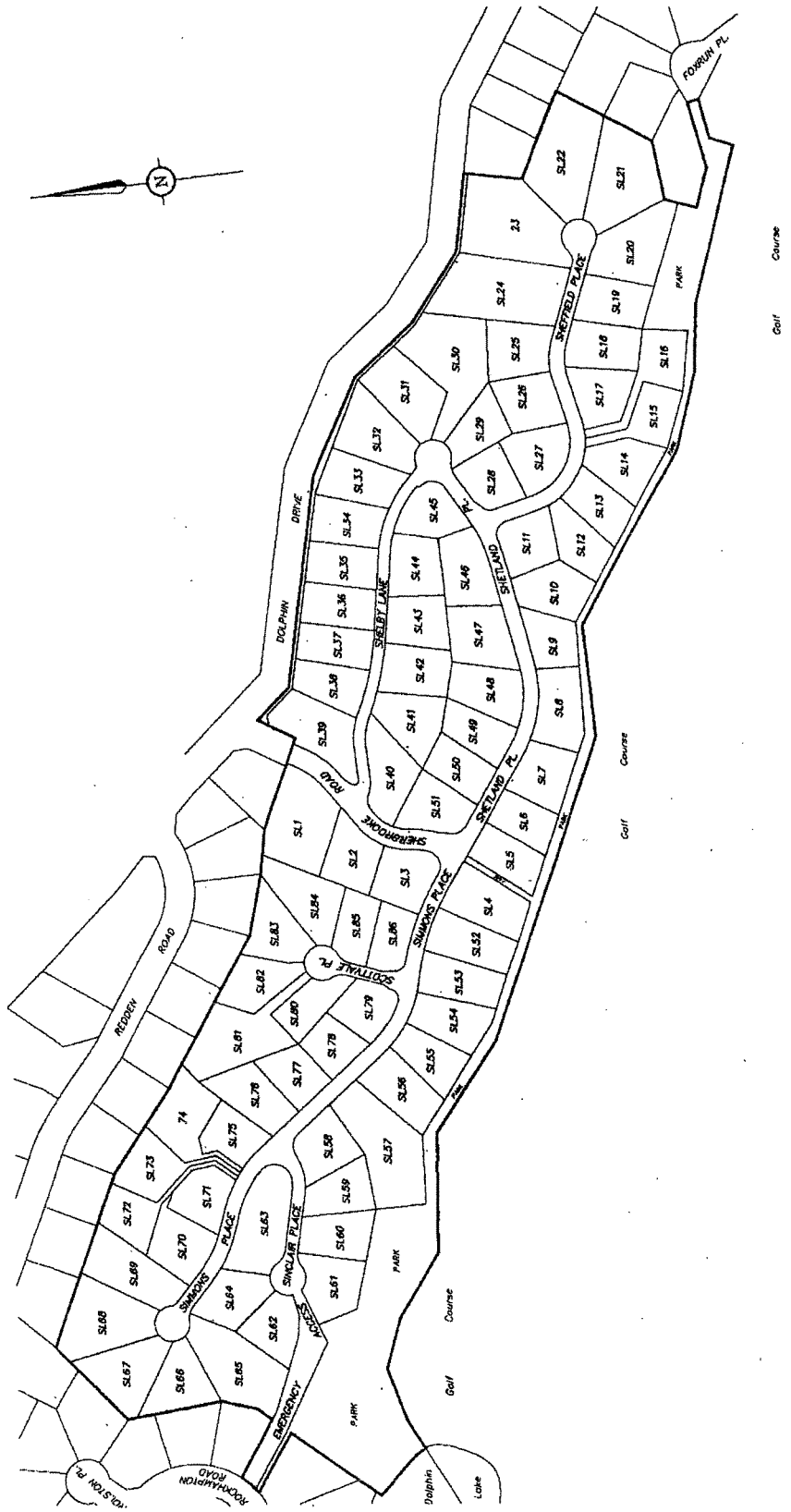
PHASE IVC



Fairwinds

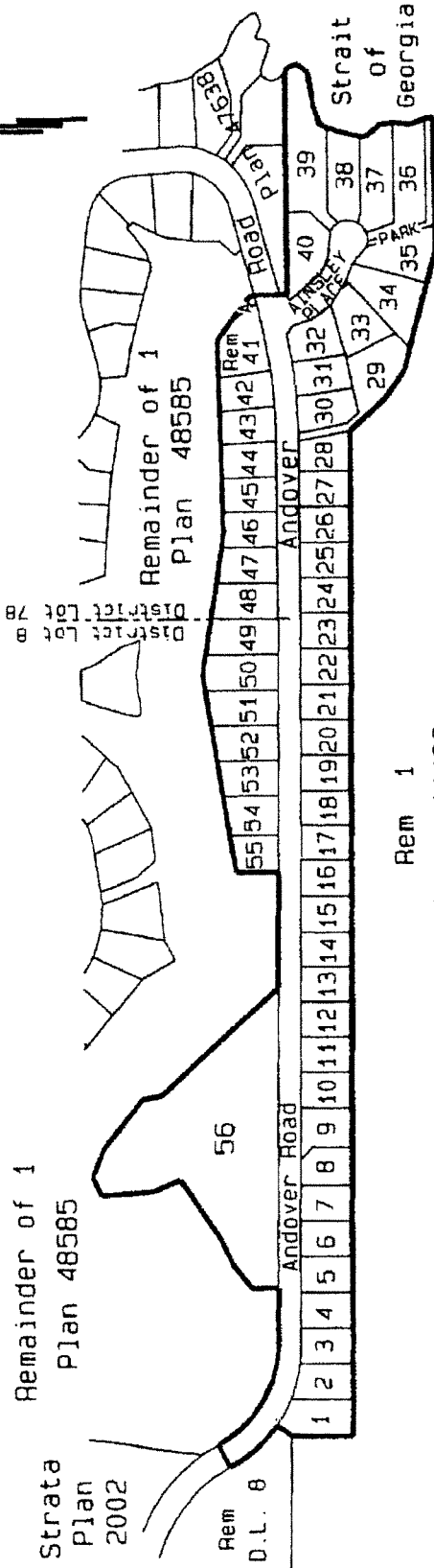
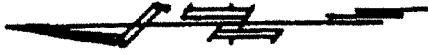
COMMUNITY

Schooner Ridge



Fairwinds

Brickyard Bay



APPENDIX 2

SUMMARY OF ROOFING RESTRICTIONS FOR EACH PHASE AT FAIRWINDS AND DETAILED MAP OF EACH PHASE

	Phase Location	1 (a) & (b) Andover Road and Dolphin Drive & Foxburn Place
1	Building Scheme	registered over title to each lot under # EB106038
2	Modification of Building Scheme	none registered at land titles office
3	Design Guidelines	The Building Scheme refers to Architectural Development Guidelines
4	Date of Design Guidelines Reviewed	Nov 17, 1988
5	Ability to Amend Design Guidelines	no reservation by Developer to amend the Design Guidelines
6.1	Prohibited roof types	None
6.2	Prohibited roof material	no duroid, metal, or tile material other than concrete or clay tiles
6.3	Can Developer approve use of restricted roofing materials	no
6.4	Roofing materials approved in Design Guidelines	cedar shakes, cedar shingles, tar and gravel if house has a flat roof
6.5	Roofing product approved by Fairwinds for use in this phase and which could be supported by a standard truss system	Enviroshake, RoofRoc, Pro - Shake, Moderne Slate

	Phase Location	2 The " E "s
1	Building Scheme	registered over title to each lot under # EC087497
2	Modification of Building Scheme	none registered at land titles office
3	Design Guidelines	The Building Scheme refers to Architectural Development Guidelines
4	Date of Design Guidelines Reviewed	August 31, 1989

Phase		2
Location		The " E "s
5	Ability to Amend Design Guidelines	no reservation by Developer to amend the Design Guidelines
6.1	Prohibited roof types	None
6.2	Prohibited roof material	no duroid, metal, or tile material other than concrete or clay tiles
6.3	Can Developer approve use of restricted roofing materials	no
6.4	Roofing materials approved in Design Guidelines	cedar shakes, cedar shingles, tar and gravel if house has a flat roof
6.5	Roofing product approved by Fairwinds for use in this phase and which could be supported by a standard truss system	Enviroshake, RoofRoc, Pro - Shake, Moderne Slate

Phase		3 (a) & (b)
Location		The "C"s
1	Building Scheme	registered over title to each lot under # ED100368 (phase 3 a) & # ED131357 (phase 3b)
2	Modification of Building Scheme	see ED115330 as to phase 3a
3	Design Guidelines	The Building Scheme refers to Architectural Development Guidelines
4	Date of Design Guidelines Reviewed	September 21, 1990
5	Ability to Amend Design Guidelines	no reservation by Developer to amend the Design Guidelines
6.1	Prohibited roof types	None
6.2	Prohibited roof material	no duroid, metal, or tile material other than concrete or clay tiles

Phase		3 (a) & (b)
Location		The "C"s
6.3	Can Developer approve use of restricted roofing materials	no
6.4	Roofing materials approved in Design Guidelines	cedar shakes, cedar shingles, tar and gravel if house has a flat roof
6.5	Roofing product approved by Fairwinds for use in this phase and which could be supported by a standard truss system	Enviroshake, RoofRoc, Pro - Shake, Moderne Slate

Phase		4 (a) & (b)
Location		The "R"s and the "H"s
1	Building Scheme	registered over title to each lot under # EE114979 (phase 4a) and ED134377 (phase 4 b)
2	Modification of Building Scheme	none registered at land titles office
3	Design Guidelines	The Building Scheme refers to Architectural Development Guidelines
4	Date of Design Guidelines Reviewed	Oct 15, 1990 (phase 4a) and Dec 24, 1990 (phase 4b)
5	Ability to Amend Design Guidelines	no reservation by Developer to amend the Design Guidelines
6.1	Prohibited roof types	None
6.2	Prohibited roof material	no duroid, metal, or tile material other than concrete or clay tiles
6.3	Can Developer approve use of restricted roofing materials	no
6.4	Roofing materials approved in Design Guidelines	cedar shakes, cedar shingles, tar and gravel if house has a flat roof

Phase		4 (a) & (b)
Location		The "R"s and the "H"s
6.5	Roofing product approved by Fairwinds for use in this phase and which could be supported by a standard truss system	Enviroshake, RoofRoc, Pro - Shake, Moderne Slate

Phase		4 (c)
Location		the "R"s
1	Building Scheme	registered over title to each lot under # EG132492
2	Modification of Building Scheme	none registered at land titles office
3	Design Guidelines	The Building Scheme incorporates Architectural Guidelines
4	Date of Design Guidelines Reviewed	Oct 8 1993
5	Ability to Amend Design Guidelines	Developer reserves the right to amend the Architectural Guidelines
6.1	Prohibited roof types	None
6.2	Prohibited roof material	all except cedar shakes, cedar shingles, clay tiles or concrete tiles or other material approved by the Developer. As per Architectural Guidelines duroid shingles and straight line metal roofing not permitted.
6.3	Can Developer approve use of restricted roofing materials	no
6.4	Roofing materials approved in Design Guidelines	cedar shakes, cedar shingles, clay tiles and concrete tiles
6.5	Roofing product approved by Fairwinds for use in this phase and which could be supported by a standard truss system	Enviroshake, RoofRoc, Pro - Shake, Moderne Slate

Phase		5 (a) & (b)
Location		Schooner Ridge (also a bare land strata)
1	Building Scheme	registered over title to each lot under # EH118320 or # EH139721
2	Modification of Building Scheme	none registered at land titles office
3	Design Guidelines	The Building Scheme incorporates Architectural Guidelines
4	Date of Design Guidelines Reviewed	August 31,1994
5	Ability to Amend Design Guidelines	Developer has reserved the right to amend the Architectural Guidelines
6.1	Prohibited roof types	None
6.2	Prohibited roof material	all except cedar shakes,cedar shingles,clay tiles or concrete tiles or other material approved by the Developer.No duroid shingles and straight line metal roofing are permitted.
6.3	Can Developer approve use of restricted roofing materials	no
6.4	Roofing materials approved in Design Guidelenes	see Building scheme
6.5	Roofing product approved by Fairwinds for use in this phase and which could be supported by a standard truss system	Enviroshake, RoofRoc, Pro - Shake, Moderne Slate

Phase		6
Location		Brickyard Bay
1	Building Scheme	registered over title to each lot under # EN012050
2	Modification of Building Scheme	#EN026350
3	Design Guidelines	The Building Scheme refers to Architectural Guidelines

Phase		6
Location		Brickyard Bay
4	Date of Design Guidelines Reviewed	Nov 17, 1988
5	Ability to Amend Design Guidelines	The Developer reserves the right to amend the Architectural Guidelines
6.1	Prohibited roof types	None
6.2	Prohibited roof material	all except cedar shakes, cedar shingles, clay tiles or concrete tiles or other material approved by the Developer. No duroid shingles and straight line metal roofing are permitted.
6.3	Can Developer approve use of restricted roofing materials	no
6.4	Roofing materials approved in Design Guidelines	see Building Scheme
6.5	Roofing product approved by Fairwinds for use in this phase and which could be supported by a standard truss system	Enviroshake, RoofRoc, Pro - Shake, Moderne Slate

Phase		7
Location		
1	Building Scheme	registered over title to each lot under # ET4538
2	Modification of Building Scheme	#EV050895
3	Design Guidelines	The Building Scheme refers to Architectural Guidelines
4	Date of Design Guidelines Reviewed	May 22, 2002
5	Ability to Amend Design Guidelines	The Developer reserves the right to amend the Architectural Guidelines
6.1	Prohibited roof types	None

Phase		7
Location		
6.2	Prohibited roof material	all except cedar shakes, cedar shingles, laminated fiberglass shingles, clay tiles or concrete tiles or other material provided in the design guidelines. No duroid shingles, asphalt shingles or straight line metal roofing are permitted.
6.3	Can Developer approve use of restricted roofing materials	no
6.4	Roofing materials approved in Design Guidelines	see Building Scheme
6.5	Roofing product approved by Fairwinds for use in this phase and which could be supported by a standard truss system	Enviroshake, RoofRoc, Pro - Shake, Moderne Slate

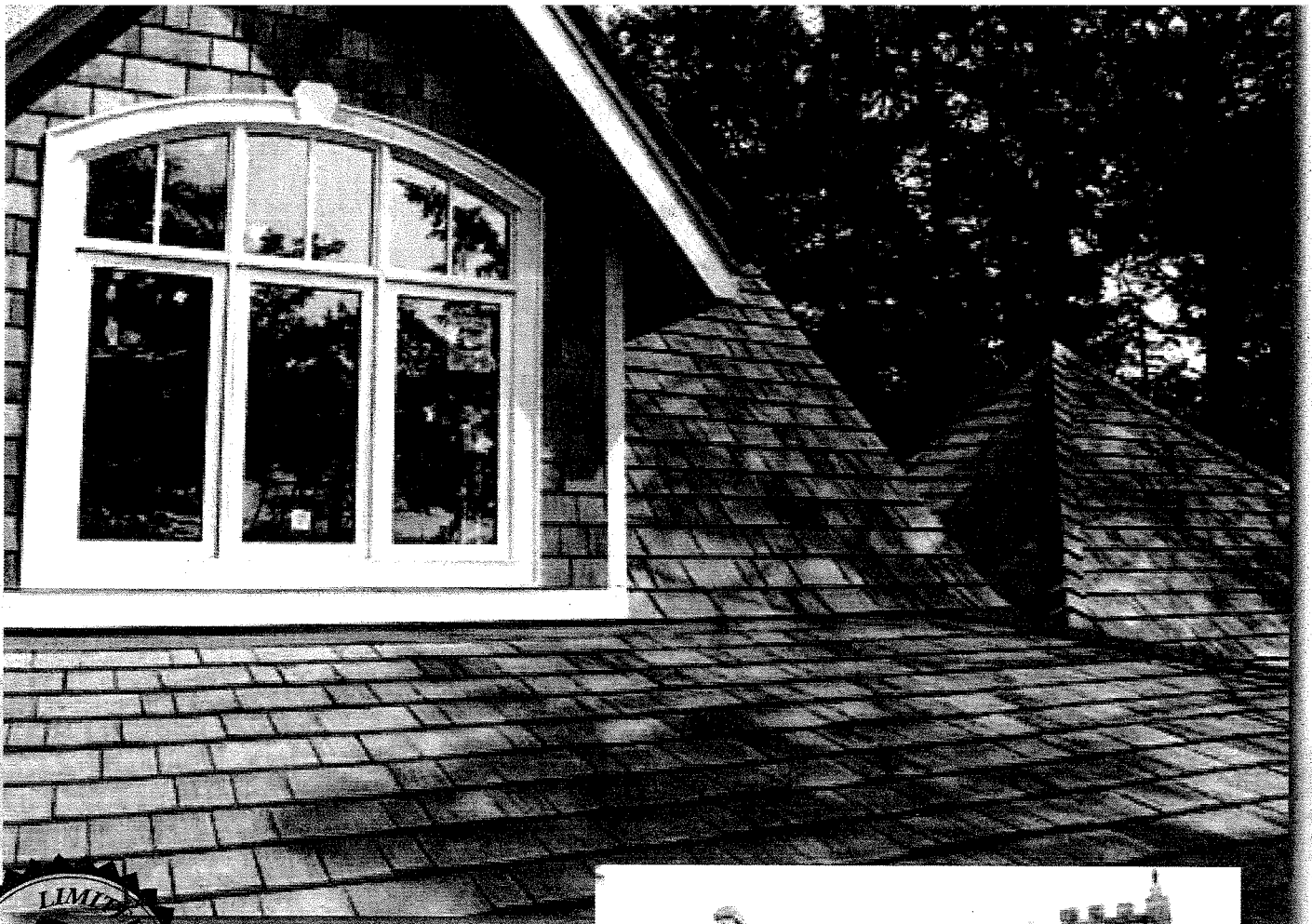
Phase		9a
Location		Rockcliffe Park
1	Building Scheme	registered over title to each lot under # EX001266
2	Modification of Building Scheme	None
3	Design Guidelines	The Building Scheme refers to Architectural Guidelines
4	Date of Design Guidelines Reviewed	Aug-04
5	Ability to Amend Design Guidelines	The Developer reserves the right to amend the Architectural Guidelines
6.1	Prohibited roof types	None

Phase		9a
Location		Rockcliffe Park
6.2	Prohibited roof material	all except cedar shakes, cedar shingles, clay tiles or concrete tiles or other material provided in the design guidelines. No duroid shingles, fiberglass laminate shingles, asphalt shingles or straight line metal roofing are permitted.
6.3	Can Developer approve use of restricted roofing materials	no
6.4	Roofing materials approved in Design Guidelenes	see Building Scheme
6.5	Roofing product approved by Fairwinds for use in this phase and which could be supported by a standard truss system	Enviroshake, RoofRoc, Pro - Shake, Moderne Slate

Phase		9b
Location		Bonnington Heights
1	Building Scheme	registered over title to each lot under # FA048695
2	Modification of Building Scheme	none

APPENDIX 3

**INFORMATION AND PHOTOGRAPHS OF NEW ROOFING MATERIALS
WHICH HAVE BEEN APPROVED FOR USE IN ALL PHASES AT
FAIRWINDS**



Enviroshake®

Quality Engineered Roofing

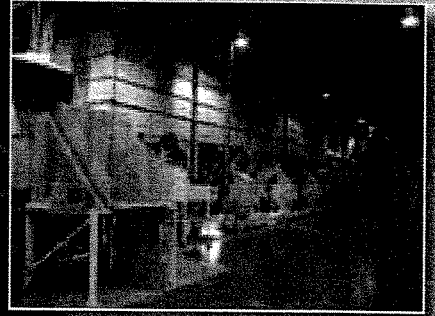
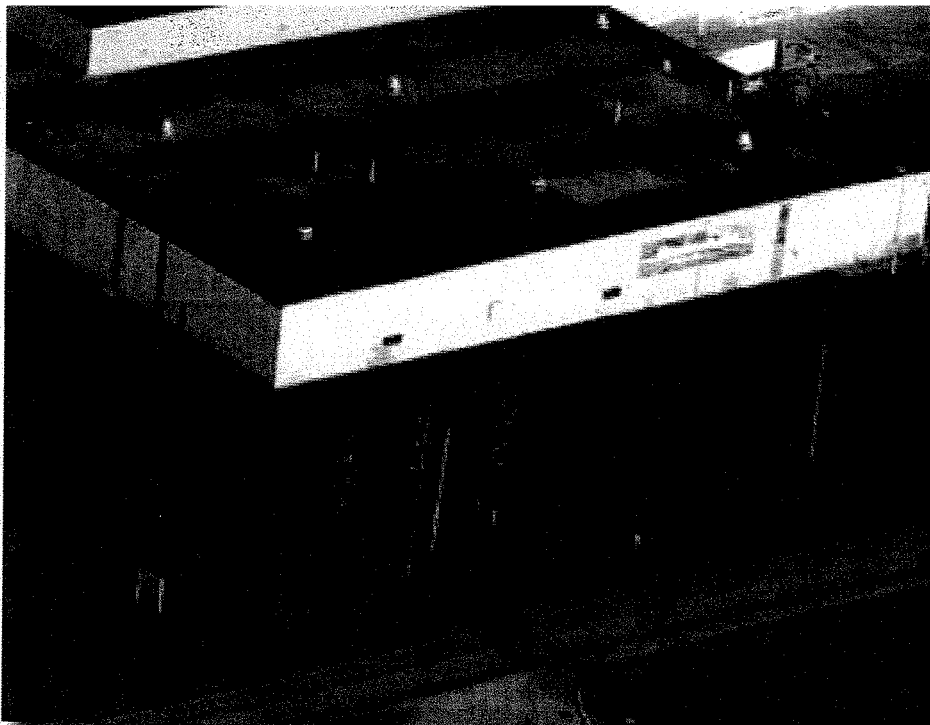
- Maintenance and worry free
- Will not warp, rot, crack or blister
- Mold, mildew and insect resistant
- Hail resistant
- Easy to install with standard roofing materials
- Less waste
- Goes on plywood or strapping
- Can install with an air-nailer
- No special tools required
- You can walk on it
- Custom moulded ridge caps
- 50 YEAR NON-PRORATED WARRANTY



...versatility

Suitable for both residential and commercial applications.

Enviroshake® offers the versatility of installing over one layer of asphalt shingles. This eliminates the labour cost to strip the roof, and reduces the container and disposal fees. Exposure to leaks during shake application is also minimized.



Our "state-of-the-art" manufacturing facility and head office located in Chatham, Ontario, Canada.

Introduced to the Roofing Industry in 1997, Enviroshake® has received extensive media coverage, including feature documentaries on The Discovery Channel, CBC Television, Bob Vila's Home Again, Steve Thomas' Renovation Nation and countless newspaper, magazine, and T.V. news stories, on the positive impact of Enviroshake®.

Dimensional Stability Testing

Product tested at temperature cycles ranging from -40°C (-40°F) to 71°C (160°F) without any changes in dimension or appearance.

Fire Testing Class "C"

In accordance with ASTM E108 "Standard Test Methods for Fire Tests of Roof Coverings" and UBC 15-2 for a Class "C" Rating.

UV Testing

2000 hours of accelerated weathering tests were completed with no evidence of change in physical properties.

Impact Testing UL 2218-Level 3

National Research Council Canada
Institute for Research in Construction

CCMC Evaluation Report
Division 07318.1
Issued 2003-03-20

Registration # CCMC 13105-R

Testing of the "Enviroshake®" roofing shakes was conducted at independent laboratories recognized by CCMC.

Subject to the limitations and conditions stated in the report, test results and assessments provided by the proponent show that "Enviroshake®" complies with CCMC's Technical Guide for Recycled Plastic Composite Shakes, Masterformat number 07318.1, dated 2002-11-21, and provides a level of performance equivalent to that required in:

- NBC 1995, Subsection 9.26.2

Canada Mortgage and Housing Corporation permits the use of this product in construction financed or insured under the National Housing Act.

Province of Ontario– Ministry of Municipal Affairs and Housing
Building Material Evaluation Commission (BMEC) Authorized
BMEC Authorization # 99-12-240
Date of Authorization December 14th 1999
"The Enviroshake® roofing shingles are manufactured in accordance with the limitations and conditions of this authorization and will provide the level of performance equivalent to that which would be achieved by conformance with Article 9.26.2.1 of the Ontario Building Code."



ISO 9001 : 2000



...quality and performance

Enviroshake Inc. is an ISO 9001:2000 registered company committed to quality and performance.

Quality Engineered Roofing



Enviroshake Inc.'s *Enviroshake*®
Winner – 2001 Canadian Award of Excellence for Innovation



Enviroshake® is a unique environmentally friendly composite, 95% of which is derived from reprocessed post-industrial polymers, fibres, and rubber.

"Agricultural innovation and entrepreneurship have reached new heights with the *Enviroshake*®. Canada's reputation for excellence is built on achievement at all levels, and I am delighted to witness first-hand the production of this new and truly innovative product."

Lyle Vanclief,
Federal Minister of Agriculture (Canada)

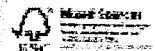
***Enviroshake*®**
Quality Engineered Roofing

650 Riverview Dr., Unit # 1,
P.O. Box 1462,
Chatham, Ontario, Canada
N7M 5W8
Tel. 519-380-9265
Fax. 519-380-0689
Toll - Free: 1-866-423-3302
info@enviroshake.com



Printed on Chorus Art 100lb gloss. Chorus Art stock contains 50 percent recycled fiber, including 25 percent post-consumer waste, and is Forest Stewardship Council certified.

www.enviroshake.com



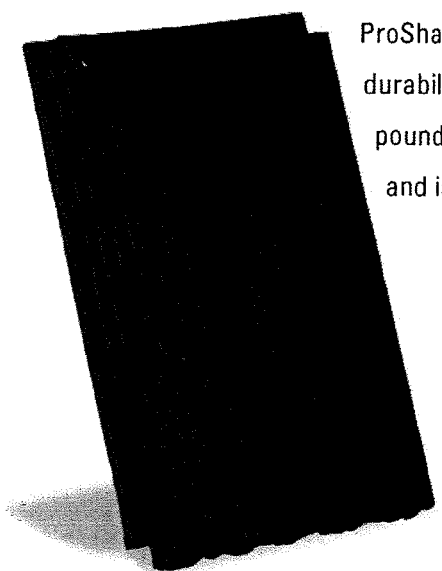
USTILE™
Authentic Clay Roofing Tile

ProShake®

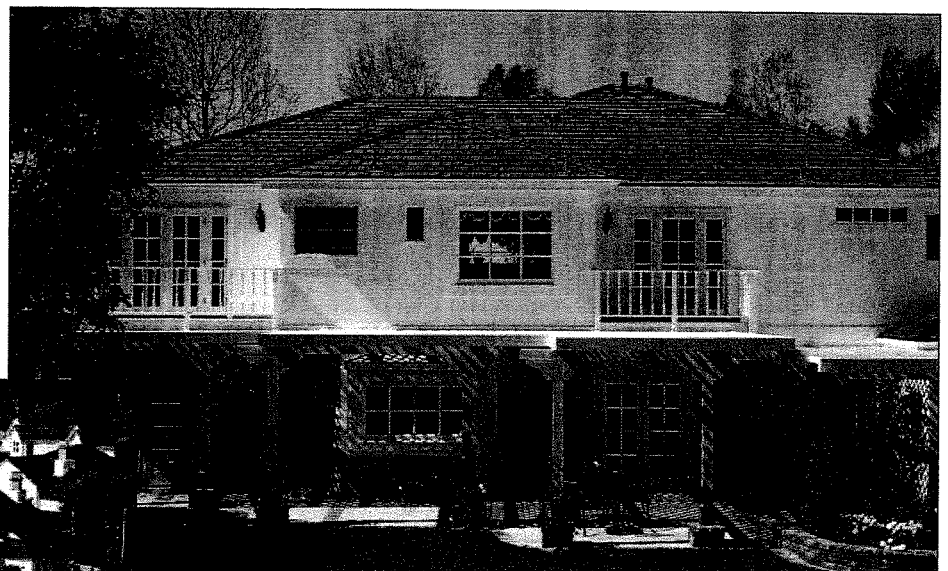


www.ustile.com





ProShake® combines the esthetics of a traditional wood shake roof with the superior performance, durability, color-fastness, Class "A" fire rating, and life of natural clay. Weighing less than 600 pounds per square, ProShake® was specifically designed for the wood shake replacement market and is the only true lightweight clay shake on the market today.



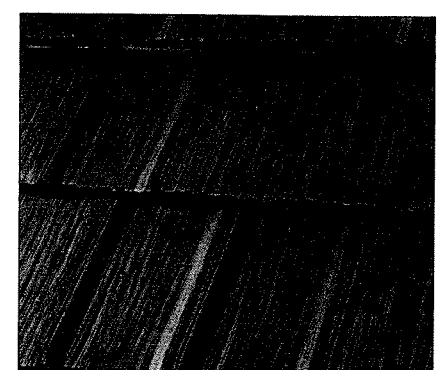
ProShake® is clearly the choice for maintaining the esthetics of a wood shake roof while delivering the features and benefits only true clay products can offer.



Aged Cedar SRI-18
☰ 0.20



Madera SRI-25
☰ 0.25



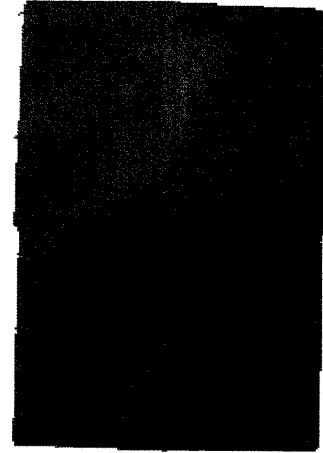
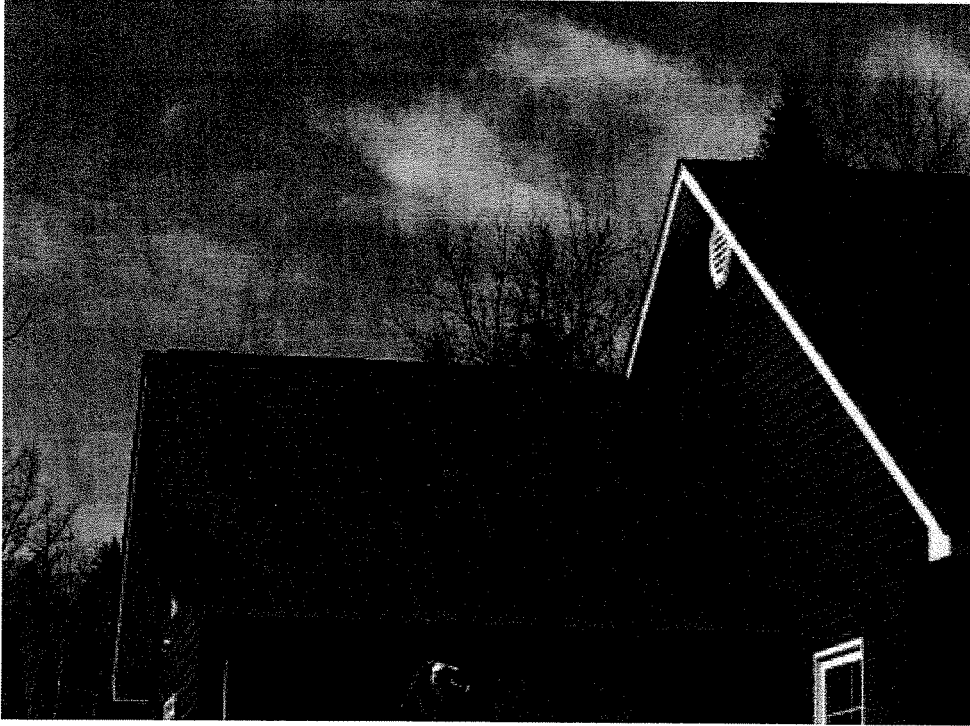
Dark Cedar SRI-12
☰ 0.16

ProShake® Specifications

Length	Width	Height	Weight per Sq.	Pieces per Sq.	Minimum Headlap	Minimum Pitch	Fire Rating	ICBO/ICC#
14"	8.5"	1"	590 lbs.	154	2.25"	3:12	"A"	ESR-1273

☰ Reflectivity

MODERNE SLATE ROOFING SYSTEM



Moderne Slate is a product developed by TRACC and distributed by Butlers Roofing. Moderne Slate looks like slate shingles without the weight and cost of slate roofing. Made of a composite Thermo Plastic it is guaranteed for 50 years.

Benefits Include:

- LONG LASTING, DURABLE
- LIGHTWEIGHT (UNDER 4 LBS. PER SQ. FT.)
- AESTHETICALLY PLEASING
- AFFORDABLE
- FLEXIBLE AND VERSATILE
- MAINTENANCE FREE
- RESISTANT TO FUNGAL AND MICROBIAL GROWTH
- HIGH STRENGTH TO WEIGHT RATIO
- HAIL, ICE & EXTREME WIND RESISTANT.
- NON-SLIP & SCRATCH RESISTANT
- ENVIRONMENTALLY RESPONSIBLE: NO CONSTRUCTION WASTE
- VARIOUS COLORS AVAILABLE

APPENDIX 4

USEFUL LINKS AND MISCELLANEOUS INFORMATION

1. Fairwinds Community and Resort
3455 Fairwinds Drive
NanOOSE Bay, British Columbia V9P 9K5
Contact: Dave Scott, Development Manager
Phone No: (250) 468-7054 local 224
Fax No: (250) 468-9840
www.fairwinds.ca

2. Regional District of Nanaimo
Permits Department
6300 Hammond Bay Road
Nanaimo, British Columbia V9T 6N2
Phone No: (250) 390-6530
Fax No: (250) 390-7511
www.rdn.bc.ca

3. Fairwinds Community Association
www.fairwindscommunityassociation.org
Bob Pople, President (250) 468-9535
Roofing Liaison Members: Keith Thompson (250) 468-2336
Cliff Hinton (250) 468-7784
Chris Hansen (250) 468-9963

4. Useful Links

www.roofingstore.ca
www.enviroshake.com
www.roofrock.com
www.ustile.com
www.tracc.ca