

FAIRWINDS BUILDING SCHEME SUMMARY PART 2

Phase 1 Andover Rd, Dolphin Drive ,Foxrun PI		
Topic	Restriction	Section Reference of LTO doc # EB106038
Construction Time	6 months to complete house construction	3
Construction Trailer on Lot	maximum period of 6 months	3
Storage of Building Materials	not on street	3
Fencing if adjacent to golf course	max of 1.2 meters (3' 10');and screened with vegetation	4 (c)
Fencing , side yard	maximum height of 1.2 meters (3' 10') for the 10 meter distance where the side yard fence meets the back fence	4 (c)
Fencing , front yard	Ornamental fencing ,maximum height 1.0 meters (1' 3")	4 (c)
Other Fencing, Walls and similar structures	maximum height of 1.8 meters (5' 10")	4 (c)
Signage, placards, billboards	only with consent of the Approving Agent	5 (b)
Driveways	restricted to asphalt, concrete or clean crushed rock	5 (d)
Mobile homes, modular homes and trailers	shall not be used as a residence on any Lot	5 (e)
Trailer,boat, truck or recreational vehicle	shall not be stored on any Lot for a continuous period of more than 72 hours unless in an enclosed garage, carport or other area bounded by screening approved by the Approving Agent.	5 (e)
Clotheslines	prohibited except for umbrella type clotheslines	5 (f)
Satellite receiving devices	prohibited unless placed in structure on property so it is not visible from outside the structure	5 g)
Heat pumps	siting must be approved by Approving Agent and decibel level can not exceed 50 decibels when measured from the lot line	5 (h)

Phase 1 Andover Rd, Dolphin Drive ,Foxrun PI		
Topic	Restriction	Section Reference of LTO doc # EB106038
Trees	not permitted to grow to a height ,or in a location that unreasonably blocks the view from the building on another Lot	5 (j)
Animals	dogs and cats allowed, but poultry, fowl ,swine,sheep,cows or other livestock are prohibited	5 (j)
Christmas Lights	only allowed in Christmas season	5 (k)
Approving Agent for Phase 1	means the original developers ,their respective affiliates and any other person designated by the original developers.	1 (a) ,(i) & (j)

Phase 2 The “E”s		
Topic	Restriction	Section Reference of LTO doc # EC087497
Construction Time	6 months to complete house construction	3
Construction Trailer on Lot	maximum period of 6 months	3
Storage of Building Materials	not on street	3
Fencing if adjacent to golf course	maximum height of 1.2 meters (3' 10');and screened with vegetation	4 (c)
Fencing , side yard	maximum height of 1.2 meters (3' 10') for the 10 meter distance where the side yard fence meets the back fence\	4 (c)
Fencing , front yard	Ornamental fencing ,maximum height of 1.0 meters (1' 3")	4 (c)
Other Fencing, Walls and similar structures	maximum height of 1.8 meters (5' 10")	4 (c)

Phase 2 The "E"s		
Topic	Restriction	Section Reference of LTO doc # EC087497
Signage, placards, billboards	only with consent of the Approving Agent	5 (b)
Driveways	restricted to asphalt, concrete paving stones or clean crushed rock	5 (d)
Mobile homes, modular homes and trailers	shall not be used as a residence on any Lot	5 (e)
trailer, boat, truck or recreational vehicle	shall not be stored on any Lot for a continuous period of more than 72 hours unless in an enclosed garage, carport or other area bounded by screening approved by the Approving Agent.	5 (e)
Clotheslines	prohibited except for umbrella type clotheslines	5 (f)
Satellite receiving devices	prohibited unless placed in structure on property so it is not visible from outside the structure	5 g)
Heat pumps	siting must be approved by Approving Agent and decibel level can not exceed 50 decibels when measured from the lot line	5 (h)
Trees	not permitted to grow to a height ,or in a location that unreasonably blocks the view from the building on another Lot	5 (j)
Animals	dogs and cats allowed, but poultry,fowl ,swine,sheep,cows or other livestock are prohibited	5 (j)
Christmas Lights	only allowed in Christmas season	5 (k)
Approving Agent for Phase 2	means the original developers ,their respective affiliates and any other person designated by the original developers.	1 (a) ,(i) & (j)

Phase 3 The "C"s		
Topic	Restriction	Section Reference of LTO doc #ED131357, ED100368 & ED115330
Construction Time	6 months to complete house construction	3
Construction Trailer on Lot	maximum period of 6 months	3
Storage of Building Materials	not on street	3
Fencing if adjacent to golf course	maximum height of 1.2 meters (3' 10');and screened with vegetation	4 (c)
Fencing , side yard	maximum height of 1.2 meters (3' 10') for the 10 meter distance where the side yard fence meets the back fence\	4 (c)
Fencing , front yard	ornamental fencing to a maximum of 1.0 meters (1' 3")	4 (c)
Other Fencing, Walls and similar structures	maximum height of 1.8 meters (5' 10")	4 (c)
Signage, placards, billboards	only with consent of the Approving Agent	5 (b)
Driveways	restricted to asphalt, concrete or clean crushed rock	5 (d)
Mobile homes, modular homes and trailers	shall not be used as a residence on any Lot	5 (e)
Trailer,boat, truck or recreational vehicle	shall not be stored on any Lot for a continuous period of more than 72 hours unless in an enclosed garage, carport or other area bounded by screening approved by the Approving Agent.	5 (e)
Clotheslines	prohibited except for umbrella type clotheslines	5 (f)
Satellite receiving devices	prohibited unless placed in structure on property so it is not visible from outside the structure	5 g)
Heat pumps	siting must be approved by Approving Agent and decibel level can not exceed 50 decibels when	5 (h)

Phase 3 The "C"s		
Topic	Restriction	Section Reference of LTO doc #ED131357, ED100368 & ED115330
	measured from the lot line	
Trees	not permitted to grow to a height ,or in a location that unreasonably blocks the view from the building on another Lot	5 (j)
Animals	dogs and cats allowed, but poultry, fowl ,swine,sheep,cows or other livestock are prohibited	5 (j)
Christmas Lights	only allowed in Christmas season	5 (k)
Approving Agent for Phase 3	means the original developers ,their respective affiliates and any other person designated by the original developers.	1 (a) ,(i) & (j)

Phase 4(a) The "R"s [part 1]		
Topic	Restriction	Section Reference of LTO doc # EE114979
Construction Time	6 months to complete house construction	3
Construction Trailer on Lot	maximum period of 6 months	3
Storage of Building Materials	not on street	3
Fencing if adjacent to golf course	maximum height of 1.2 meters (3' 10');and screened with vegetation	4 (c)
Fencing , side yard	maximum height of 1.2 meters (3' 10') for the 10 meter distance where the side yard fence meets the back fence\	4 (c)

Phase 4(a) The "R"s [part 1]		
Topic	Restriction	Section Reference of LTO doc # EE114979
Fencing , front yard	ornamental fencing to a maximum of 1.0 meters (1' 3")	4 (c)
Other Fencing, Walls and similar structures	maximum height of 1.8 meters (5' 10")	4 (c)
Signage, placards, billboards	only with consent of the Approving Agent	5 (b)
Driveways	restricted to asphalt, concrete or clean crushed rock	5 (d)
Mobile homes, modular homes and trailers	shall not be used as a residence on any Lot	5 (e)
Trailer,boat, truck or recreational vehicle	shall not be stored on any Lot for a continuous period of more than 72 hours unless in an enclosed garage, carport or other area bounded by screening approved by the Approving Agent.	5 (e)
Clotheslines	prohibited except for umbrella type clotheslines	5 (f)
Satellite receiving devices	prohibited unless placed in structure on property so it is not visible from outside the structure	5 g)
Heat pumps	siting must be approved by Approving Agent and decibel level can not exceed 50 decibels when measured from the lot line	5 (h)
Trees	not permitted to grow to a height ,or in a location that unreasonably blocks the view from the building on another Lot	5 (j)
Animals	dogs and cats allowed, but poultry, fowl ,swine,sheep,cows or other livestock are prohibited	5 (j)
Christmas Lights	only allowed in Christmas season	5 (k)
Approving Agent for Phase 4 (a)	means the original developers ,their respective affiliates and any other person designated by the original developers.	1 (a) ,(i) & (j)

Phase 4(b) The "H"s		
Topic	Restriction	Section Reference of LTO doc # ED134377
Construction Time	6 months to complete house construction	3
Construction Trailer on Lot	maximum period of 6 months	3
Storage of Building Materials	not on street	3
Fencing if adjacent to golf course	maximum height of 1.2 meters (3' 10');and screened with vegetation	4 (c)
Fencing , side yard	maximum height of 1.2 meters (3' 10') for the 10 meter distance where the side yard fence meets the back fence\	4 (c)
Fencing , front yard	ornamental fencing to a maximum of 1.0 meters (1' 3")	4 (c)
Other Fencing, Walls and similar structures	maximum height of 1.8 meters (5' 10")	4 (c)
Signage, placards, billboards	only with consent of the Approving Agent	5 (b)
Driveways	restricted to asphalt, concrete or clean crushed rock	5 (d)
Mobile homes, modular homes and trailers	shall not be used as a residence on any Lot	5 (e)
Trailer,boat.truck or recreational vehicle	shall not be stored on any Lot for a continuous period of more than 72 hours unless in an enclosed garage, carport or other area bounded by screening approved by the Approving Agent.	5 (e)
Clotheslines	prohibited except for umbrella type clotheslines	5 (f)
Satellite receiving devices	prohibited unless placed in structure on property so it is not visible from outside the structure	5 g)
Heat pumps	siting must be approved by Approving Agent and decibel level can not exceed 50 decibels when measured from the lot line	5 (h)

Phase 4(b) The "H"s		
Topic	Restriction	Section Reference of LTO doc # ED134377
Trees	not permitted to grow to a height ,or in a location that unreasonably blocks the view from the building on another Lot	5 (j)
Animals	dogs and cats allowed, but poultry, fowl ,swine,sheep,cows or other livestock are prohibited	5 (j)
Christmas Lights	only allowed in Christmas season	5 (k)

Approving Agent for Phase 4 (b)	means the original developers ,their respective affiliates and any other person designated by the original developers.	1 (a) ,(i) & (j)
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Phase 4(c) The "R"s [Part 2]		
Topic	Restriction	Section Reference of LTO doc # EG132492
Construction Time	6 months to complete house construction	3
Construction Trailer on Lot	maximum period of 6 months	3
Storage of Building Materials	not on street	3
Fencing if adjacent to golf course	maximum height of 1.2 meters (3' 10') and screened with vegetation	4 (h)
Fencing , side yard	maximum height of 1.2 meters (3' 10') for the 10 meter distance where the side yard fence meets the back fence	4 (h)
Fencing , front yard	ornamental fencing to a maximum of 1.0 meters (1' 3"),	4 (h)
Other Fencing, Walls and similar structures	maximum height of 1.8 meters (5' 10")	4 (h)

Phase 4(c) The "R"s [Part 2]		
Topic	Restriction	Section Reference of LTO doc # EG132492
Signage, placards, billboards	only with consent of the Developer	5 (h)
Driveways	restricted to asphalt, concrete or clean crushed rock	5 (d)
Mobile homes, modular homes ,construction equipment, industrial trucks or industrial trailers	shall not be used as a residence on any Lot	5 (b)
Trailer,boat,camper,mobile home, travel trailer. truck and camper or recreational vehicle	shall not be stored on any Lot unless in an enclosed garage or other area bounded by screening approved by the Developer	5 (b)
Clotheslines	prohibited except for umbrella type clotheslines	5 (e)
Radio, television or transmitting antenna including satellite television	prohibited unless placed in structure on property so it is not visible from outside the structure	5 (f)
Heat pumps	siting must be approved by Developer and decibel level can not exceed 50 decibels when measured from the lot line	5 (g)
Trees	not permitted to grow to a height ,or in a location that unreasonably blocks the view from the building on another Lot	5 (i)
Animals	dogs and cats and other household pets allowed .	5 (c)
Christmas Lights	only allowed in Christmas season	5 (j)
construction waste,oveburden soil	prohibited from being disposed of in any manner that permits entry into any watercourse, ravine or storm sewer disposal system	5 (d)

Phase 4(c) The "R"s [Part 2]		
Topic	Restriction	Section Reference of LTO doc # EG132492
non residential use	No lot or its improvement will be used for any commercial, industrial, trade, business or, public or private utility use and no Lot will be used as an apartment, boarding house, rooming house, hotel, beer parlour, resort, store, restaurant, shop, or place of trade or business unless prior written approval from Developer is first obtained.	7
subdivision & consolidation	no subdivision or consolidation of Lots without the prior written consent of the Developer is first obtained.	10
Developer for Phase 4 (c)	is Fairwinds Development Corp or its assigns or successors	1 (f)

Phase 5 The "S"s		
Topic	Restriction	Section Reference of LTO doc #EH118320 & EH139721
Construction Time	6 months to complete house construction	3
Construction Trailer on Lot	maximum period of 6 months	3
Storage of Building Materials	not on street	5 (b)
Fencing if adjacent to golf course	maximum height of 1.2 meters (3' 10'); and screened with vegetation	4 (m)
Fencing , side yard	maximum height of 1.2 meters (3' 10') for the 10 meter distance where the side yard fence meets the back fence but if the Lot is adjacent to the regional park beside the golf course then max height of fence will be 1.2 meters	4 (m)

Phase 5 The "S"s		
Topic	Restriction	Section Reference of LTO doc #EH118320 & EH139721
Fencing , front yard	ornamental fencing to a maximum of 1.0 meters (1' 3"),	4 (m)
Other Fencing, Walls and similar structures	maximum height of 1.8 meters (5' 10"). Chain link type of fencing is prohibited. Retaining walls to be a maximum of 4 feet (1.2 meters) and if in front yard then natural stones or coloured concrete must be used	4 (m) (n)
Signage, placards, billboards	only with consent of the Developer	5 (i)
Driveways	restricted to concrete or concrete pavers or other material approved by the Developer.	4 (o)
Mobile homes, modular homes ,construction equipment, industrial trucks or industrial trailers	shall not be placed MAINTAINED OR OCCUPIED on any Lot	5 (c)
Trailer,boat,camper,mobile home,travel trailer, truck and camper or recreational vehicle	shall not be stored or parked on any Lot unless in an enclosed garage or other area bounded by screening approved by the Developer	5 (c)
Clotheslines	prohibited except for umbrella type clotheslines	5 (f)
Radio, television or transmitting antenna including satellite television	prohibited unless placed in structure on property so it is not visible from outside the structure	5 (g)
Heat pumps	siting must be approved by Developer and decibel level can not exceed 50 decibels when measured from the lot line	5 (h)
Animals	dogs and cats and other household pets allowed .	5 (d)
Christmas Lights	only allowed during November, December and January	5 (j)

Phase 5 The "S"s		
Topic	Restriction	Section Reference of LTO doc #EH118320 & EH139721
construction waste, overburden soil	prohibited from being disposed of in any manner that permits entry into any watercourse, ravine or storm sewer disposal system	5 (e)
non residential use	No lot or its improvement will be used for any commercial, industrial, trade, business or, public or private utility use or as an apartment, boarding house, rooming house, "bed and breakfast "hotel, beer parlour, resort, store, restaurant, shop, or place of trade or business unless prior written approval from Developer is first obtained.	5(a)
Off street parking	minimum of 2 off street parking spaces and a minimum of a single vehicle garage. Developer may approve detached garages but not car ports. No parking permitted on any road	4 (l) & 5(k)
Tennis Courts	prohibited	5 (l)
Swimming Pools	no above ground pools	5 (m)
Tree and vegetation removal	Owners will not remove trees or vegetation without the approval of Developer unless the trees and vegetation are removed for safety reasons.	6 (e)
Developer for Phase 5	is Fairwinds Development Corp or its assigns or successors	1 (h)

Phase 6 Brickyard Bay		
Topic	Restriction	Section Reference of LTO doc #EN012050
Construction Time	6 months to complete house construction	3
Storage of Building Materials	not on street	5 (b)
Fencing if adjacent to golf course	maximum height of 1.2 meters (3' 10');and screened with vegetation	4 (m)
Fencing , side yard	maximum height of 1.2 meters (3' 10') for the 10 meter distance where the side yard fence meets the back fence .	4 (m)
Fencing , front yard	ornamental fencing to a maximum of 1.0 meter (1' 3"),	4 (m)
Other Fencing, Walls and similar structures	maximum height of 1.8 meters (5' 10"). Chain link type of fencing and electric string type fencing are both prohibited. Retaining walls to be a maximum of 4 feet (1.2 meters) and if in front yard then natural stones or coloured or textured concrete must be used	4 (m) (n)
Signage, placards, billboards	only with consent of the Developer	5 (i)
Driveways	restricted to concrete or concrete pavers or other material approved by the Developer.	4 (o)
Mobile homes, modular homes ,construction equipment, industrial trucks or industrial trailers	shall not be placed ,maintained or occupied on any Lot	5 (c)
Trailer,boat,camper,mobile home,travel trailer,truck and camper or recreational vehicle	shall not be stored or parked on any Lot unless in an enclosed garage or other area bounded by screening approved by the Developer	5 (c)
Clotheslines	prohibited except for umbrella type clotheslines	5 (f)

Phase 6 Brickyard Bay		
Topic	Restriction	Section Reference of LTO doc #EN012050
Radio, television or transmitting antennae including satellite television	prohibited unless placed in structure on property so it is not visible from outside the structure	5 (g)
Heat pumps	siting must be approved by Developer and decibel level can not exceed 50 decibels when measured from the lot line	5 (h)
Animals	dogs and cats and other household pets allowed .	5 (d)
Christmas Lights	only allowed during November, December and January	5 (j)
construction waste, oveburden soil	prohibited from being disposed of in any manner that permits entry into any watercourse, ravine or storm sewer disposal system	5 (e)
non residential use	No lot or its improvement will be used for any commercial ,industrial, trade, business or, public or private utility use or as an apartment ,boarding house, rooming house," bed and breakfast" accommodation hotel,beer parlour,resort,store,restaurant,shop,or place of trade or business unless prior written approval from Developer is first obtained.	5(a)
Off street parking	minimum of 2 off street parking spaces in addition to a minimum of a single vehicle garage . Developer may approve detached garages but not carports.	4 (l)
Tennis Courts	prohibited	5 (k)
Swimming Pools	no above ground pools without prior written approval of Developer	5 (l)
Tree and vegetation removal	Owners will not remove trees or vegetation without the approval of Developer unless the trees and vegetation are removed for safety reasons.	6 (e)
Developer for Phase 6	Fairwinds Development Corp or its assigns or successors	1 (i)

Phase 7 Observatory Hill		
Topic	Restriction	Section Reference of LTO doc #ET004538 & EV050895
Construction Time	6 months to complete house construction	3
Construction trailers and sheds	may only be placed on Lot during house construction	5 (b)
Storage of Building Materials	not on street	5 (b)
Fencing , Front Yard	ornamental fencing to a maximum of 1.0 meter (1' 3"),	4 (m)
Other Fencing, Walls and similar structures	maximum height of 1.8 meters (5' 10"). Chain link type of fencing and electric string type fencing are both prohibited. Retaining walls to be a maximum of 4 feet (1.2 meters) and if in Front Yard then natural stones or coloured or textured concrete must be used	4 (m) (n)
Signage, placards, billboards	only with consent of the Developer	5 (j)
Driveways	restricted to concrete or concrete pavers or other material approved in the Architectural Guidelines. No gravel or asphalt driveways are permitted.	4 (o)
Mobile homes, modular homes ,construction equipment, unlicensed vehicles, industrial trucks or industrial trailers	shall not be placed ,maintained or occupied on any Lot	5 (c)
Trailer,boat,camper,mobile home,travel trailer,.truck and camper or recreational vehicle	shall not be stored or parked on any Lot unless in an enclosed garage or other area bounded by screening approved by the Developer	5 (c)
Clotheslines	prohibited except for umbrella type clotheslines	5 (g)

Phase 7 Observatory Hill		
Topic	Restriction	Section Reference of LTO doc #ET004538 & EV050895
Radio, television or transmitting antennae including satellite television	prohibited unless placed in structure on property so it is not visible from outside the structure except for satellite television receiving devices with a diameter of less than 24 " and which are not located in the Front Yard.	5 (h)
Heat pumps	siting must be approved by Developer and decibel level can not exceed 50 decibels when measured from the lot line	5 (i)
Animals	dogs and cats and other household pets allowed .	5 (d)
Animal runs and kennels	are not permitted	5(e)
Christmas Lights	only allowed during November, December and January	5 (k)
construction waste, oveburden soil	prohibited from being disposed of in any manner that permits entry into any watercourse, ravine or storm sewer disposal system	5 (e)
non residential use	No lot or its improvement will be used for any commercial ,industrial, trade, business or, public or private utility use or as an apartment ,boarding house, rooming house," bed and breakfast "hotel,beer parlour,resort,store,restaurant,shop,or place of trade or business unless prior written approval from Developer is first obtained and zoning permits.	5(a)
Off street parking	minimum of 2 off street parking spaces in addition to a minimum of a single vehicle garage area. Developer may approve detached garages but not carports.	4 (l)
Tennis Courts	prohibited	5 (l)
Swimming Pools	no swimming pools permitted except for in ground pools located in rear area of a Lot	5 (m)

Phase 7 Observatory Hill		
Topic	Restriction	Section Reference of LTO doc #ET004538 & EV050895
Trampolines, full swing sets, playground equipment, sporting facilities and vegetable gardens	are not permitted in Front yard of any Lot. Basketball hoops are permitted in the Front Yard of any Lot	5 (n)
Tree and vegetation removal	Owners will not remove trees or vegetation without the approval of Developer unless the trees and vegetation are removed for safety reasons.	6 (e)
Subdivision	no Lot will be subdivided unless the subdivision is for the purpose of consolidating all or part of a Lot with an adjoining Lot	6 (f)
Exemptions	Developer may exempt any Lot that the Developer has not disposed of from any or all of the restrictions	9
Developer for Phase 7	3536696 BC Ltd. or its assigns or successors	1 (i)

Phase 9a		
Topic	Restriction	Section Reference of LTO doc #EX001266
Construction Time	6 months to complete house construction	3
Construction trailers and sheds	may only be placed on Lot during house construction	5 (b)
Storage of Building Materials	not on street	5 (b)
Fencing , Front Yard	ornamental fencing to a maximum of 1.0 meter (1' 3"),	4 (m)

Phase 9a		
Topic	Restriction	Section Reference of LTO doc #EX001266
Other Fencing, Walls and similar structures	maximum height of 1.85 meters (6' 0"). Chain link type of fencing and electric string type fencing are both prohibited. Retaining walls to be a maximum of 4 feet (1.2 meters) and if in front yard then natural stones or coloured or textured concrete must be used	4 (m) (n)
Signage, placards, billboards	only with consent of the Developer	5 (j)
Driveways	restricted to concrete or concrete pavers or as provided in the Architectural Guidelines. No gravel or asphalt driveways are permitted.	4 (o)
Mobile homes, modular homes ,construction equipment, unlicensed vehicles, industrial trucks or industrial trailers	shall not be placed ,maintained or occupied on any Lot	5 (c)
Trailer,boat,camper,mobile home, travel trailer, truck and camper or recreational vehicle	shall not be stored or parked on any Lot unless in an enclosed garage or other area bounded by screening approved by the Developer	5 (c)
Clotheslines	prohibited except for umbrella type clotheslines	5 (g)
Radio, television or transmitting antennae including satellite television	prohibited unless placed in structure on property so it is not visible from outside the structure except for satellite television receiving devices with a diameter of less than 24 " and not within the Front Yard	5 (h)
Heat pumps	siting must be approved by Developer and decibel level can not exceed 60 decibels when measured from the lot line	5 (i)
Animals	dogs and cats and other household pets allowed .	5 (d)
Animal runs and kennels	are not permitted	5(e)
Christmas Lights	only allowed during November, December and January	5 (k)

Phase 9a		
Topic	Restriction	Section Reference of LTO doc #EX001266
construction waste, overburden soil	prohibited from being disposed of in any manner that permits entry into any watercourse, ravine or storm sewer disposal system	5 (f)
non residential use	No lot or its improvement will be used for any commercial ,industrial, trade, business or, public or private utility use or as an apartment ,boarding house, rooming house," bed and breakfast" hotel, beer parlour, resort, store, restaurant, shop,or place of trade or business unless prior written approval from Developer is first obtained and zoning permits such use	5(a)
Off street parking	minimum of 2 off street parking spaces in addition to a minimum of a single vehicle garage area. Developer may approve detached garages but not carports.	4 (l)
Tennis Courts	prohibited	5 (l)
Swimming Pools	no swimming pools permitted except for in ground pools located in rear yard setback area of a Lot	5 (m)
Trampolines, full swing sets, playground equipment, sporting facilities and vegetable gardens	are not permitted in Front yard of any Lot. Basketball hoops are permitted in the Front Yard of any Lot	5 (n)
Tree and vegetation removal	Owners will not remove trees or vegetation without the approval of Developer unless the trees and vegetation are removed for safety reasons.	6 (a)
Subdivision	no Lot will be subdivided unless the subdivision is for the purpose of consolidating all or part of a Lot with an adjoining Lot	6 (e)
Exemptions	Developer may exempt any Lot that the Developer has not disposed of from any or all of the restrictions	9
Developer for Phase 9 (a)	3536696 BC Ltd. or its assigns or successors	1 (i)

Phase 9b Bonnington Heights		
Topic	Restriction	Section Reference of LTO doc #FA048695
Construction Time	6 months to complete house construction. Construction must start within 3 months of approval of plans by Developer . Landscaping must be completed within 3 months of completion of construction unless the expiry date falls between November 1 and May 1 in which case the landscaping must be completed by June 1 of the next calendar year	2
Construction trailers and sheds	may only be placed on Lot during house construction	21
Storage of Building Materials	not on street	21
Fencing , Front Yard	fencing to a maximum of 1.0 meter (1' 3"),	17
Other Fencing, Walls and similar structures	maximum height of 1.85 meters (6' 0"). Chain link type of fencing and electric string type fencing are both prohibited. Retaining walls to be a maximum of 4 feet (1.2 meters) and if in front yard then natural stones or coloured or textured concrete must be used	17 & 18
Signage, placards, billboards	no signage permitted except "for sale " signs and temporary contractors signs erected during construction . Backlit and neon signs are not permitted.	28
Driveways	restricted to concrete or concrete pavers. No gravel or asphalt driveways are permitted except for Lot 7	19
Mobile homes, modular homes ,construction equipment, unlicensed vehicles, industrial trucks or industrial trailers	shall not be placed or remain on any Lot	22
Trailer,boat,camper,mobile home, travel trailer, truck and camper or recreational vehicle	shall not be stored or parked on any Lot unless in an enclosed garage or other area bounded by screening approved by the Developer	22

Phase 9b Bonnington Heights		
Topic	Restriction	Section Reference of LTO doc #FA048695
Clotheslines	prohibited except for umbrella type clotheslines	25
Radio, television or transmitting antennae including satellite television	only satellite television receiving devices with a diameter of less than 24 " are permitted but only if not located in a front yard or an area visible from the front street. No radio ,TV or transmitting antenna are permitted.	26
Heat pumps	Sound level can not exceed 50 decibels when measured from the lot line	26
Animals	dogs and cats and other household pets allowed .	23
Animal runs and kennels	are not permitted	23
Christmas Lights	only allowed during November, December and January	29
construction waste, oveburden soil	prohibited from being disposed of in any manner that permits entry into any watercourse, ravine or storm sewer disposal system	24
non residential use	No lot will be used as an apartment ,boarding house, rooming house," bed and breakfast" accommodation, hotel, beer parlour, resort, store, restaurant or shop. No more than one commercial vehicle will be habitually parked on any Lot.	20
Off street parking	minimum of 2 off street parking spaces in addition to a minimum of a single vehicle garage area. Carports or one piece aluminium or steel garage doors are not permitted	15 & 16
Tennis Courts	prohibited	30
Swimming Pools	no swimming pools permitted except for in ground pools located in rear yard area of a Lot	32
Trampolines, full swing sets, playground equipment, sporting facilities and vegetable gardens	are not permitted in Front yard of any Lot. Basketball hoops are permitted in the Front Yard of any Lot	33

Phase 9b Bonnington Heights		
Topic	Restriction	Section Reference of LTO doc #FA048695
Tree and vegetation removal	Unless approved in connection with initial construction, no Owner will remove trees or vegetation unless the trees and vegetation are removed for safety reasons.	34
Subdivision	no Lot will be subdivided into 2 or more lots	36
Exemptions	Developer may exempt any unsold Lot from any or all of the restrictions	39
Log Homes	Log Homes and buildings having the appearance of log homes are not permitted.	7
Outdoor Decks	Enclosing of outdoor decks is not permitted	11
Greenhouses, Sheds	can not be constructed with polyethylene siding, metal, plastic or canvass	13
Exterior Lighting	no intense exterior lighting such as high pressure sodium, metal halide lighting is permitted. No exterior lighting may be deflected upward or outward.	31
Developer for Phase 9 (a)	3536696 BC Ltd. or its assigns or successors	1 (i)