

## SCHEDULE OF RESTRICTIONS

1. There shall be no commencement of site preparation including filling, excavation, or construction of any improvement or alteration thereof until a complete set of plans signed by the owner has been deposited with WHIMBREL ESTATES LTD., or its agents, or nominee, and approval therefore has been obtained as hereinafter provided, it being the intent of these restrictive covenants that all improvements, including dwellings, fences and landscaping are to be controlled as to design, sitting, height, setbacks, type of materials used and exterior colour schemes. For greater clarity and certainty it is the intent of these restrictive covenants to ensure that all dwellings and improvements are suited to particular lot on which they are located.
2. Without restricting the generality of Clause 1, no trees or vegetation shall be removed or substantially altered without approval.
3. No lot shall be left so that construction of any improvements shall not have been commenced within six (6) months of the granting of approval therefore (failing which the approval shall be void), or all improvements shall not have been completed within one (1) year of the date of issuance of any building permit or commencement of site preparation, whichever shall first occur.
4. No improvement or lot shall be allowed to become in disrepair or unsightly or untidy.
5. No dwelling shall be erected which shall have a floor area of less than 1,800 sq. ft. (one thousand eight hundred square feet), exclusive of any garage, carport, covered extension patio, or other appendage. In addition to the main dwelling no more than one guest cottage or ancillary building under 900 sq. ft (nine hundred square feet) will be permitted. Exterior design to be harmonized with natural setting.
6. No building shall be used for any purpose other than that of a single family residence. In particular, without restricting the generality of the foregoing, no building shall be used at any time for the purpose of any profession, trade, vocation, commercial enterprise of any description, nor as a hospital, charitable, religious or educational institution, apartment, boarding or lodging house.
7. No fowl, poultry, swine, sheep, cows, cattle, goats or other animals and birds other than domestic household pets shall be kept or permitted on any lot.
8. Except for private passenger automobiles, no chattels, including but without restricting the generality thereof, trailers, campers, motor homes, trucks and boats, shall be parked, placed or situated on any lot except in a garage.
9. There shall not be stored or accumulated in the open on any lot any waste or materials of any kind whatsoever.
10. Only native plants shall be used or placed or planted on the lots.