

Schedule of Restrictions For Lot #1 Blaeberry Road

1. No further subdivision of any lot shall be permitted.
2. One principal residence, one guest cottage, and one shop for personal use only will be permitted on each lot. Guest cottages shall not exceed a total floor area of 60 square metres on the ground floor, may contain in addition a second story, and must contain only one bathroom, except for Lot 2, Plan NEP 81512, which may contain two bathrooms. No shop shall exceed a total floor area of 40 square metres.
3. The principal residence, guest cottage and shop shall each be completed, including the application of exterior finish, within one year of the commencement of construction.
4. All permanent structures shall be constructed on a permanent, full, concrete or pressure-treated timber foundation. Modular homes constructed on such a permanent foundation shall be permitted.
5. No mobile home or recreational vehicle type accommodation shall be permitted on a permanent basis. A mobile home shall be permitted as a temporary dwelling for a period of up to 12 months following the installation of the mobile home on the lot, and solely for the purpose of providing accommodation while a permanent structure is being constructed. The mobile home will be removed upon completion of the permanent structure.
6. All buildings, including outbuildings, shall be stained, painted or otherwise covered with a quality exterior finish of stucco, wood, vinyl siding, brick or finishing of similar quality within one month of substantial completion of construction.
7. Owners shall be permitted to carry out business from a principal residence, guest cottage or personal shop. However, no owner shall be permitted to construct or operate an industrial or commercial shop or kennel, or operate a business servicing vehicles or equipment. The conduct of any business on any lot must meet the following criteria:
 - (a) the business can be carried on within the confines of the principal residence, guest cottage or personal shop, and is of a professional, artistic, semi-professional, home-based or tourism related character, such as a computer technician, artist, engineer, draughtsman or potter;
 - (b) the business does not involve the installation, maintenance, service or repair or operation of motor vehicles, farm equipment, or heavy equipment;
 - (c) only one sign shall be permitted advertising the business, which sign shall be professionally lettered and created and shall be no larger than four feet by two feet.
8. A buffer zone consisting of the naturally occurring vegetation on site, being mixed birch, poplar, spruce, pine and fir forest, of a minimum of 10 metres must be maintained on each lot along all property lines except along a main road, and no improvements shall be constructed within this buffer zone other than a fence.
9. Any shop shall be constructed so that a minimum of noise shall be permitted to escape from the shop. In the event that the noise disturbs any other resident of the neighbourhood, the owner of the lot must immediately take steps to further insulate the shop against the escape of noise and shall not use the shop until such renovations have been completed.
10. No lot shall be used for commercial agricultural purposes. No more than one dog and one horse, cow or other large animal (eg. llama) shall reside on the lot. Owners are strictly liable to ensure that all pets do not create noise so as to disturb other neighbours. Dogs or other large pets shall not be permitted to roam at large, and must be confined by owners within the lot. This is a material term of the building scheme and is included to protect other neighbours from unwanted noise and intrusion from domestic animals and to protect the wildlife resources of the neighbourhood, including the numerous ungulates which utilize the neighbourhood for forage, travel and shelter. Any breach of this

restriction of the building scheme shall entitle any affected neighbour to apply for an injunction prohibiting the owner of the lot from maintaining a domestic animal on the lot.

11. No activity, including the recreational use of any lot by recreation motor vehicles (dirt bikes, quads, snowmobiles etc.) shall be conducted on any lot which creates unreasonable or continuous noise other than noise incidental to the construction of a residence, guest cottage or shop, or in respect of the maintenance of the property. All such noise shall be confined to reasonable times and limits.

12. No sewage disposal facility shall be constructed on any lot unless the plans and location have first been approved the Ministry of Health of the Province of British Columbia or other competent licensing authority in writing.

13 All outside garbage shall be stored in secure bear-proof containers and shall be disposed of in an authorized landfill or by other authorized method. Garbage shall not be accumulated or stored to any extent on any lot, and shall not be buried on a lot in any circumstances. The owner of the lot shall not burn plastics or any toxic substances on a lot.

14. No storage or accumulation of debris, junk, used building materials, furniture, disused machinery, vehicles or other like eyesores shall be permitted on any lot, other than storage of machinery and building materials required for construction of a principal residence, guest cottage or shop, or for general maintenance and upkeep of the lot.

15. No commercial logging shall be permitted on any lot. Removal of selected trees shall be permitted for reasons of safety, driveway and power line construction, location of building site or for personal firewood.

16. Nothing contained in this building scheme shall be construed or implied as imposing on the Granter any liability in the event of non-compliance or non-fulfillment of any of the stipulations contained herein.

17. Any condition in this building scheme may be waived by the Grantor in writing in his or her complete discretion.