

Covenants

Each purchase within White Point Estates incorporates the restrictive covenants that are below-Schedule A. Restrictive covenants are deed restrictions that protect property values and your investment. They assure our owners that every other owner's usage will be similar to theirs. All owners have the same approvals required for decisions such as location and building design, residential uses only limitations, minimum building sizes and use of recreational vehicles. It also includes the authority to assess owners for road and water system maintenance.

White Point Estates Limited Restrictive Covenants Schedule "A"

Subject to the following stipulations, restrictions and provisions:

1. That no building shall be erected on the lands herein conveyed other than one single family dwelling and no part of the lands herein conveyed or any buildings situate thereon shall be used for other than residential purposes; nor shall anything be done or permitted to be done upon any of the said -lands or buildings erected or to be erected thereon which shall be a nuisance to the occupants of any neighbouring lands or buildings.
2. That any building constructed on the said lands must contain not less than Five Hundred Square Feet (500 sq.ft) of interior living space.
3. That no building or other structure or improvement shall be commenced or constructed on the said lands, nor shall any addition to or alteration thereof be made until the Grantee shall:
 - (a) Submit the plans, and specifications for such building, structure or improvement to the Grantor and obtain approval for same in writing from the Grantor.
 - (b) Obtain any and all licenses, permits and approvals required to be obtained pursuant to any provincial or municipal statute, by-law or regulation.
4. That no signs, billboards, notices or other advertising matter of any kind (including signs of the size and type ordinarily employed by real estate brokers in the area offering the said lands or building thereon for sale or rent) shall be placed on any part of the said lands or upon or in any buildings or on any fence or tree or other structure on the said lands without the written consent of the Grantor, which consent shall not be unreasonably withheld.
5. That no living tree of more than four inches In diameter shall be cut down, destroyed or removed at any time nor shall any soil, sand or gravel be removed from the lands herein conveyed except for the purpose of improving and enhancing the said lands and with the prior written consent of the Grantor.
6. That no boat, tent, truck, mobile home, camping trailer, or trailer with living, sleeping or eating accommodations shall be placed upon the lands herein conveyed without the prior written consent of the Grantor. No trailer or mobile home of any kind shall be permanently placed or installed upon a foundation upon the lands herein conveyed for use as permanent living quarters.
7. That no horses, cattle, hogs, sheep, poultry or other stock or animals, serpents, reptiles, or fish other than household pets normally permitted in private homes in urban residential areas shall be kept upon the said lands. No breeding of pets for sale shall be carried on upon the said lands.
- B. That no incinerator or other refuse burning device shall be erected or maintained upon the said lands without the prior written consent of the Grantor and no such incinerator or device shall be used other than in accordance with the requirements of any statute, regulation or by-law promulgated by any governmental authority having jurisdiction in that regard.
9. That no building waste or other material of any kind shall be dumped or stored on the said lands except clean earth for the purpose of leveling in connection with erection of a building thereon or the immediate improvement of the grounds.
10. That no fuel oil tanks shall be placed upon the said lands unless they are buried, placed in the basement of the dwelling house or enclosed in such a manner that a harmonious blending of the structure with the dwelling house shall be effected.
11. That the Grantee will execute any grant or grants of any public utility, water supply, electrical power, or municipal easement that may be required by the agency authorized by statute or the Grantor to provide electric energy and I or water

supply to the area in which the land is located, the telephone company authorized to provide service to such area, or a Municipality.

12. That In the event the Grantee assigns or conveys the lands described herein, the Grantee shall require the Purchaser of such lands to execute covenants and restrictions equivalent to all the covenants contained herein.

13. That the Grantor hereby covenants and agrees to maintain all the roads and bridges set out on the plan of the subdivision until the Grantor deems It desirable to convey the said roads and bridges to the Province, Municipality, or any organization formed by a majority of the lot owners in the subdivision.

14. That notwithstanding anything herein contained, the Grantor shall have power by Instrument or instruments In writing from time to time, to waive, alter, or modify the above covenants and restrictions In their application to any lot or lots, parcel or parcels of land comprising part of the lands, without notice to the owners of any other lot or lots, parcel or parcels of land. It is understood and agreed that the approval of the Grantor, when required in any or all of the above noted stipulations, restrictions or provisions hereof is In the sole discretion of the Grantor and is not subject to review.