

BUILDING SCHEME – WILDWOOD TERRACE - PHASE II

Dated: January 23rd, 2006

SCHEDULE OF RESTRICTIVE COVENANTS

1. CONSTRUCTION REQUIREMENTS

1.1 Definitions

The following definitions apply for the purposes of this document:

Accessory use:

means a use, building or structure that is incidental or subordinate to, and exclusively devoted to and located on the same parcel as a principle use, building or structure.

Bed and Breakfast:

means a home based business which provides for temporary accommodation of the traveling public, in a dwelling unit on a lot, but does not provide meals, other than breakfast for guests.

Commercial Purposes

means the use of land, a building, a structure or facilities for profit. This includes, the following activities: personal services, professional services, restaurants, licensed establishment, country inn, retail establishments and gas station and any other activity specifically approved by the Developer.

Dwelling Unit:

means accommodation providing sleeping rooms, washrooms and one room that, due to its design, plumbing, equipment and furnishings may be used primarily as a kitchen for a domestic use; and used permanently or semi-permanently as a residence for a household.

Home-Based Business:

means an occupation or profession, which may include retail sales, carried out in a dwelling or accessory building by the residents of the principal dwelling where such occupation or profession is incidental or secondary to the residential use of the property.

Recreation Vehicle site:

means a site used for the placement of one travel trailer or recreational vehicle for the purpose of providing accommodation for no more than 180 days per calendar year.

Secondary Dwelling:

means an additional detached dwelling unit subordinate to the principle single-family dwelling

Secondary Suite:

means a secondary dwelling unit located within the structure of a principal single-family dwelling.

1.2 Application for Approval

No residence, building, or other improvements, or alterations to existing improvements, shall be commenced unless and until an application has been made to Totangi Forestry Ltd. (the "Developer") with respect to the proposed construction on a lot and the Developer has approved the application and the Owner of a Lot will thereafter only proceed in accordance with the approved application.

1.3 Construction

The Owner's proposed construction schedule must provide for completion of construction within 12 months from the date of commencement of construction.

2. LAND USE AND BUILDING REQUIREMENTS

2.1 Permitted Uses

The following uses and no others are permitted on a Lot:

- (a) Accessory use;
- (b) Single-Family dwelling;
- (c) Two-Family dwelling;
- (d) Secondary dwelling;
- (e) Secondary suite;
- (f) Recreation vehicle site;
- (g) Home-based business;
- (h) Bed and breakfast.

2.2 Density Provisions

- (a) One (1) single-family dwelling or one (1) two-family dwelling is permitted on a lot;
- (b) In addition to 2.2(a) one (1) secondary dwelling and one (1) recreational vehicle site is permitted on a lot;
- (c) Despite Sections 2.2 (a) and (b), where the lot is less than 1 ha, only one (1) single-family dwelling, one (1) two-family dwelling, or one (1) Recreational Vehicle site is permitted on a lot.

2.3 Height

- (a) No principal building shall exceed 11 metres (36 ft.) in height.
- (b) No secondary dwelling or accessory building shall exceed 7.5 metres (25 ft.) in height.

2.4 Setbacks

- (a) Except as otherwise specifically approved in writing by the Developer, no building or structure shall be located within:
 - (i) 7.5 metres (25 ft.) of a front parcel line;
 - (ii) 3 metres (10 ft.) of a side parcel line; and
 - (iii) 10 metres (33 ft.) of a rear parcel line.

2.5 Building Size

- (a) The total floor area of the primary residential buildings and accessory structures on the lot shall not exceed 550m² (5,382 ft²);
- (b) The maximum floor area for a secondary dwelling shall not exceed 115m² (1,238 ft².)

2.6 Parcel Area Coverage

The maximum permitted parcel area coverage for all buildings must not exceed 25 percent (25%) of the parcel area.

2.7 Wildfire Hazard Reduction

In order to reduce the risk and spread of wildfire in the subdivision:

- (a) Each lot owner is required to clear 10 metres around the improvements, of any fuels including trees, deadfall, or woodpiles, and between 10 and 30 metres around the principal residence reduce forest fire fuels by thinning and pruning trees and removing deadfall.
- (b) Roofs must be constructed from a fire resistant material.

3. GENERAL REQUIREMENTS

- 3.1 No junk or wrecked or partially wrecked motor vehicles, or any motor vehicles not in operating condition or unlicensed, or any salvage materials may be stored, kept or permitted to be kept on any Lot.
- 3.2 No Mobile or manufactured homes shall be permitted on any Lot. A mobile home or manufactured home means a transportable prefabricated building, consisting of one (1) dwelling unit which is occupied or intended to be occupied as a permanent home or residence of only one (1) family, which is designed to be transported on its own wheels or chassis to the manufactured home site.
- 3.3 No Recreational Vehicles and trailers without current year vehicle licence and insurance may be parked, placed or situated on a lot except in a garage. There shall be no permanent fixtures or improvements constructed or added to a Recreational Vehicle or trailer on any Lot.
- 3.4 There shall be no external display or advertisement other than a sign that does not exceed 0.2m² (2ft²) in area.
- 3.5 No Lot shall be used for a refuse or waste disposal site, except for composting normally associated with a single-family residence. No building waste or other material of any kind shall be dumped or stored on any Lot, except for clean earth for the purpose of leveling for the construction of a building on the Lot or for the purpose of creating a yard or garden around any residence.
- 3.6 No Lot shall be used for extraction, removal, and deposit or processing of soil, sand, gravel, aggregates or minerals. No excavation shall be made on any Lot except excavation for the purpose of building on the Lot at the time of commencement of construction of such building, or for the improvement of the garden and landscaping of the Lot.
- 3.7 No garbage is to be outside of buildings unless in animal proof containers. Compost containers must be enclosed.
- 3.8 The terms of this Building Scheme will run with and bind all of the Lots and every part, and render the owner, each purchaser, lessee, sub-lessee and occupant, and each successor in title, future purchaser, lessee, sub-lessee and occupant of any Lot or Lots or any part subject to the restrictions in this building scheme and confer on them the benefits of this building scheme.
- 3.9 No Improvement, building or other improvements shall be constructed on any lot unless constructed in compliance with the restrictions contained in this building scheme.
- 3.10 The Developer expressly reserves the right to exempt unsold lots from all or any of the restrictions and benefits contained within this Building Scheme.
- 3.11 No lot on the subdivision shall be subdivided, or its boundaries altered.

END OF DOCUMENT
