

RESTRICTIVE COVENANTS

All Lots in Plan 51M-1064

Certain building restrictions and covenants are being placed on Lots 1-20 (inclusive) in the Plan of Subdivision Registered as Plan 51M-1064, Township of Tiny, County of Simcoe (the "Lots"), to enhance the quality and exclusivity of the residential neighbourhood and to protect individual property values for the foreseeable future.

The burden of these restrictive covenants will run with each of the Lots on the above noted plan and each of the said Lots will benefit from the said restrictions for a period of twenty (20) years from the date of the registration of the Plan of Subdivision. These covenants shall be binding upon and enure to the benefit of the respective heirs, executors, administrators, successors and assigns of the parties and the owners from time to time of the Lots.

Definitions:

Developer: "Developer" means West Ridge Development Corporation and/or McMahan Woods Developments Ltd., its successors and assigns.

Land: "Land" means the lands described in this covenant and every part thereof.

Floor Area: "Floor Area" means the occupied portion of a dwelling exclusive of any open porch or breeze way and any garage.

1. All Lots shall adhere to the following requirements:
 - (a) No front yard setback shall be less than 15m regardless of the Township Zoning By-Law minimum front yard setback.
 - (b) No dwelling shall have a ground floor area of less than 1,600 square feet, excluding garage.
 - (c) No dwellings shall have less than an attached two car garage and the garage shall have two doors 9 feet or wider. No garage shall be the dominant feature of the home and all garages shall be designed to not overpower the look of the living quarters. Designers are encouraged to have garage entries facing towards side-yards.
 - (d) No exterior finish shall be other than the following;
 - (i) Brick
 - (ii) Architectural Stone
 - (iii) Stucco
 - (iv) Pre-finished wood siding, or
 - (v) A combination of the foregoing.
 - (e) No roof shall have a pitch of less than 6/12.
 - (f) No fences shall be erected in front of the primary residence. Fences behind the front face of a dwelling are not permitted unless they conform to the Township of Tiny By-Laws and they are constructed of the following materials;
 - (i) Pressure treated wood,
 - (ii) Cedar,
 - (iii) Wrought Iron,
 - (iv) Stone,
 - (v) Pre-finished Metal, excluding hot dipped galvanized, or
 - (vi) A combination of the foregoing.
2. Homeowners, Builders and Designers are encouraged to utilize pervious alternatives for driveway construction including but not limited to pervious pavers, granular or other alternatives.
3. No two homes in the Subdivision shall have the same main floor plan.
4. No construction shall commence unless building design and site plan have been approved in writing by the Developer.
5. No building erected or in the course of erection on the land, nor any part thereof, shall be occupied or used as a dwelling until an occupancy permit has been issued by the Corporation of the Township of Tiny.
6. No building, waste or other materials of any kind may be dumped, landfilled or stored on the land except for clean earth for the purpose of leveling and grading in connection with the erection of a building thereon.
7. No building, waste or other materials of any kind including stumps, trunks, branches or debris shall be deposited or disposed of at the lands and such materials shall be removed to a site licensed to receive such materials by the Ontario Ministry of Environment and Climate Change.
8. No sign, billboard, notice or other advertising material of any kind (except typical real estate sales sign advertising the property for sale) may be placed on any part of a Lot.

9. No television, radio antennas or satellite dishes greater than 24" in diameter may be placed on the dwelling or Lot.
10. No motor vehicles other than private passenger vehicles may be parked in front of the principal residence.
11. No commercial vehicles may be parked or stored on a Lot unless concealed within a wholly enclosed garage.
12. No recreational vehicle, water craft or trailer may be parked anywhere except behind the principal residence.
13. No living tree(s) shall be removed from a Lot other than those located within the building envelope and required to facilitate construction of the dwelling, driveway, septic system, or permitted amenities and accessory structures without the written approval of the Developer.
14. No horses, cattle, hogs, sheep, poultry or other stock of animals other than household pets normally permitted in private homes shall be kept upon the lands.
15. No site plan will be approved by the Developer unless the site plan and lot grading have been designed by Shayne Large, ConSALtech Engineering Solutions to ensure that all works are completed in conformance with the approved design of the development and the Lot.
16. No excavation, grading, driveway construction or sewage system construction may be completed on the Lot unless completed by Hastings Construction or On-Site Septic Solutions to ensure that all works are completed in conformance with the approved design of the development and the Lot.