

COVENANTS

1. No trade, manufacturing business, commercial undertaking or profession shall be carried on and no profession shall be practiced on the Lot save that the Purchaser's shareholder or occupant residing in the residence constructed on the Lot may conduct business activities so long as (a) the existence or operation of the business activity is not apparent by sight, sound or smell from outside of the said residence constructed on the said Lot and (b) the business activity conforms to all governmental requirements and (c) the business activity does not involve persons coming onto the said Lot who do not reside within the development or door to door solicitation of residents of properties within the Development and (d) the business activity is consistent with the character of the Residential Property and does not constitute a nuisance or a hazardous or offensive use or threaten the security or safety of other residents of the Development

2. No permanent building shall be erected on the Lot unless such permanent building is designed and built in accordance with plans and specifications approved by the Town and Country Planning Board.

3. No building to be erected on the said Lot shall be used otherwise than as a private dwelling house but this shall not prevent the Purchaser from entering into rental contracts with willing renters.

4. Vehicles within the Development shall be restricted to passenger type vehicles. No commercial vehicles, campers, mobile homes, manufactured or "dual wide" movable housing, recreational vehicles, house trailers or trailers of every other description,

recreational vehicles, boats, boat trailers or vans shall be permitted to be operated, parked or stored on the said Lot. Overnight parking on the street is prohibited. Each residence must provide a minimum of two on-site guest parking spaces within the property. Parking spaces must be screened with landscaping and should not be visible from the road.

5. No temporary buildings of any kind shall at any time be erected or allowed to remain on the Lot except sheds or workshops intended to be used temporarily only for work incidental to the erection of a permanent building thereon nor shall any person temporarily or permanently reside on the Lot except in a permanent and completed dwelling, except that Owner may grant permission to any person or entity (“Contractor”) hired by Owner to construct improvements on the Lot to provide temporary housing accommodations for all workers employed by the Contractor. Furthermore, such temporary structures shall only be allowed after construction of a septic tank and soakaway or leach field as described below in condition 17. The Owner will be responsible for the removal of all such temporary accommodations and for the restoration of the Lot after completion of such improvements.
6. Nothing shall be done on the Lot whereby the natural flow of surface water shall be increased or altered in such manner as to cause a nuisance to any adjoining or neighbouring property within the development.
7. The surface of the Lot shall not be used for the production of or extraction of any sub-surface minerals specifically including oil, gas, water, gravel and stone.

8. No portion of the said Lot shall be used in whole or in part for the storage of any property or thing that will cause the Lot to appear to be in an unclean or untidy condition or that will be obnoxious to the eye nor shall any substance thing or material be kept upon any portion of the said Lot that will emit foul or obnoxious odours or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort or serenity of the occupants of surrounding property. No noxious illegal or offensive activity shall be carried out upon any portion of the said Lot nor shall anything be done thereon which shall tend to cause embarrassment, discomfort, annoyance or nuisance to any occupant of lots within the Development. No plants, animals, device or thing of any sort shall be maintained on the said Lot whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant or of a nature that may diminish or destroy the enjoyment of other lots within the Development. No storage of building materials other than during construction shall be permitted on a Lot.

9. No rubbish, trash, garbage or other waste material shall be kept or permitted on the said Lot except in containers located in appropriate areas, if any, and in all events such containers shall not be visible except for the minimum time necessary for its collection. No odour shall be permitted to arise therefrom so as to render the said Lot or any portion thereof unsightly, offensive or detrimental to any other property in the Development or to its occupants. No incinerator will be permitted to be brought on, erected or kept on the said Lot. It is the responsibility of the owner and builders to ensure that construction crews do not litter within the community.

10. No clothing or household fabrics shall be hung, dried or aired in a manner which is visible from any roadway and no lumber, grass, shrub or tree clippings or plant waste, metals, bulk material, refuse or trash shall be kept stored or allowed to accumulate on any portion of the said Lot except within an enclosed structure erected for that purpose and appropriately screened from view.
11. There shall be no sub-division of the said Lot or its boundary lines changed.
12. No tent, utility shed, shack, trailer, outbuilding or other unattached structure shall be placed upon any residential property unless such structure will be used for special short-term occasions.
13. No fence, wall, hedge, shrub or tree planting shall be placed or permitted to remain where it would create a traffic or sight problem or block a neighbour's view. No freestanding wall or fence shall exceed six feet in height.
14. No objectionable animals or creatures and, without prejudice to the generality of the foregoing, no cows, hogs, goats, sheep, rabbits, donkeys, horses, poultry or other livestock shall be kept, raised or maintained on the Lot provided always that dogs, cats and other usual household pets shall not be deemed to be objectionable. Dogs, cats and other usual household pets shall not be deemed to be objectionable animals for the purpose of this stipulation unless they are of such a disposition or in such a number as to constitute a nuisance to the owners of other lots. No Household pets shall be kept, bred or maintained on the said Lot for commercial purposes.

15. No sign, billboard, boarding or other advertising device of any kind shall be erected or displayed on the Lot.
16. No on-site storage of gasoline or other fuels shall be permitted on the said Lot except that up to fifty (50) gallons of fuel may be stored on the said Lot for emergency purposes and operation of lawn mowers and similar tools or equipment.
17. No earth closet or open toilet or cesspit shall be constructed or maintained on the Lot. No domestic waste shall be discharged or disposed of otherwise than into a septic tank and thereafter enter into a soakaway of not less capacity and design of construction than shall be approved by the Town and Country Planning Board.
18. No permanent building shall be erected on the Lot except a private dwelling house for occupation by a single family and garage and outbuildings ancillary thereto, and no buildings erected thereon shall at any time be used except for the purposes last before said, and not more than one such private dwelling house shall be erected on the Lot.
19. No dwelling or other structure on the Lot may exceed 40 feet in total height including roof structures and projections. The height measurement shall be taken from the highest point of the roof and/or the roof ridge to original and final grade below that point.
20. The maximum density for any dwelling including all enclosed spaces on the Lot such as staff quarters, garage and storage shall not exceed 40% of the total Lot area (not

including cisterns, terraces, swimming pools, ponds, tennis courts and other unenclosed improvements).

21. All utilities to and within the Property shall be underground. No communication or electrical lines shall be installed above ground except during construction after which they must be removed. Temporary electrical service and a construction power pole shall be installed as soon as possible at the commencement of construction. The use of construction generators shall be rare. Wind powered electrical generators shall be allowed provided that they utilize the best available technology for noise and have a blade diameter no larger than 6 feet.
22. Driveways must be surfaced by owners with concrete or asphalt and maintained so as to reduce erosion. Driveways shall be graded and sloped for proper drainage, and when necessary shall have culverts large enough for proper drainage. Driveway installations shall not impede existing drainage flows, and where necessary, culverts of appropriate diameter must be installed. No driveway on any Lot shall be more than twelve (12) feet in width of driveable area. A driveway must be located so as to reasonably preserve natural features and vegetation.
23. Gas or diesel powered generators are only permitted during construction and may only be used between the hours of 7:00am and 5:00 pm Monday through Saturdays. At other times, generators may only be used for emergency, back-up power.
24. Construction shall be diligently prosecuted to facilitate completion within two years from date of commencement.

25. Unimproved residential properties shall be maintained at all times in their natural state. Neighbouring residential properties may not be used for the storage or dumping of construction debris, dirt, trash or similar items.
26. The maximum height of retaining walls is eight (8) feet (2.44 meters). Retaining surfaces greater than eight feet, where allowed, must occur by way of two walls, separated by a minimum planting width of six (6) feet (1.83 meters). Retaining walls that are visible from neighbouring properties may be constructed of stone or stone faced concrete only. Plaster retaining walls may be permitted if they are not visible from neighbouring properties.
27. Architectural design characteristics shall be compatible with the traditional Caribbean style. Post-modern eclectic forms, pseudo castles and temples, pyramids and ultra-modern and high technological forms and materials are not acceptable; however, this will not preclude the use of solar panels. Exterior building materials shall be selected to harmonize with the surrounding natural environment. Exterior building materials are limited to wood, stone, other masonry or stucco.
28. Air conditioning equipment shall be placed to minimize noise to adjacent residences and shall be screened from public view.
29. To promptly comply with all statutes, regulations, Alien's Land-Holding Licences and Orders in effect which regulate the use by the Owner of the Property.