

Schedule "C"

To the intent that the burden of these covenants shall run with the land described in the within conveyance, the parties hereto respectively covenant and agree, each with the other, and with their respective heirs, executors and their successors in title from time to time of the said land, will henceforth observe and comply with the stipulations, restrictions and provisions herein set forth, namely:

1. No building shall be constructed on the said described lot for use in whole or in part for industrial or commercial purposes, or for use as a club or the like in which alcoholic beverages are consumed, whether for profit or not, or as a rooming or boarding house or motel or trailer court or the like. Provided nevertheless that this paragraph shall not prohibit the construction and use of a building or part thereof as a two-car family garage, a library, public school, church, public hospital, post office, telephone exchange, fire station, or a professional office for use by a physician, dentist, lawyer, engineer, and real estate agent.
2. No house trailer shall be allowed to remain on the said lot if it is put to use as a dwelling.
3. No billboard or advertising sign or posters shall be erected or placed on the said lot or on any common roadway, lane or reserved right-of-way adjacent thereto, excepting markers, name plates and the like designating the name, authorized business or profession of the occupant, and also excepting sale and rental signs and map of the subdivision.
4. No heavy equipment is to be operated in the subdivision between 20:00 hours and 06:30 hours with the exception of pick-up trucks and service vehicles.
5. No heavy equipment, other than a pick-up truck, is to be stored or left parked in the subdivision.
6. One dwelling structure only, with a minimum size of 1,500 square feet, shall be constructed on each lot shown on the plan of subdivision, and each such lot shall not be further subdivided.
7. Before the construction of any dwelling is commenced on the said lot, the plans and specifications shall be submitted to the transferor for approval of the same, which approval shall be given or withheld within thirty days of each submission.
8. After the construction of the said building the transferee shall grade the lot and within 12 months of occupancy cultivate a lawn adjacent to the building and keep the same in a neat appearance.
9. The Transferee shall not keep or maintain any livestock or poultry on the said lot, or any apiary, or kennel for dogs and cats or the like, but may keep family pets to the extent of not more than two for each family unit.
10. The Transferor shall exact in all other transfers of the lots forming part of the subdivision the same or similar covenants and restrictions as are herein set forth, but with full liberty to grant special exemptions or to exact special restrictions which the Transferor considers to be in the best interests of all the lot holders in the development of the subdivision.
11. Within twelve months of occupancy the Transferee must install at the driveway entrance a lamp post providing dusk to dawn lighting.
12. No satellite dish is to be erected on the property that is over 30" in diameter.

13. The following landscaping works are to be carried out within twenty-four (24) months of occupancy, failing which shall render the Transferee liable to having the work carried out at the Transferee's expense by Town of Quispamsis forces:

i) Landscaping the drainage ditches to the gravel shoulder, taking care not to interfere with the drainage pattern of the culvert system;

ii) Removal of all dead trees, major broken limbs and any limbs or trees likely to interfere with utility company services, buried sewer services, sidewalks, ditches or street lighting;

iii) Removal of unsightly or dense underbrush likely to present a fire hazard;

iv) Provision of a gravelled or paved pathway, driveway, or car parking space within the lot;

v) Landscaping by mowed lawns, flower beds or gravelled or paved driveway between the building and street frontage and for a distance of not less than 4.5 metres in the remaining directions;

vi) Maintenance of all lot corner pins, which must be established by the Developer before a building permit is obtained; and

vii) Obtaining Town of Quispamsis consent prior to construction of any proposed fences or walls.