

RESTRICTIVE COVENANT

SITE PLANNING:

1. Tree & Shrub clearing within the mature treed lots are restricted to the structure, a given area around the structure and for the utilities.
2. Native Vegetation on the Environmental reserve and Municipal reserve of the land is to be undisturbed except as required for a path to the waters edge.
3. No excavation shall be undertaken on the lots except for the purpose of erecting a new residence, garage or other structure permitted herein or for the improvement of the garden and grounds of the lot.
4. Follow setbacks, front, rear and sides of property for the development of the dwelling as per County of St. Paul guidelines.
5. Once a lot is registered with land titles, it is the purchaser's responsibility to maintain the grass and weed control of the said lot.
6. Lake front lots will have an easement back from bed & shore. No disturbance of the natural state shall take place in that easement.
7. No changes in the elevation of the land shall be made which will interfere with the natural drainage or storm water systems or that will otherwise cause undue hardship to adjoining property or drainage structures.

RESIDENTIAL DWELLINGS

1. Residential dwellings may incorporate a full depth basement, walkout basement or shallow crawl space as well as attached garages, depending on the lot location, lot contours and ground water table.
2. Improvements on each lot must be matching in color and must be of earth-tone colors.
3. All residential dwellings will incorporate a (pump out) two tank septic system with no field run off. As per sales agreement.
4. There are six existing water wells within the area of the proposed residential sub-division. Five of the six are completed in a sand aquifer in the surficial deposits. Some lots will be located above the sand aquifer which will allow them to drill for a water well. If sand aquifer is not located on the lot location a supplied water cistern by purchaser is to be installed.
5. All dwellings must be on permanent foundation walls with footings and piles as per code standards.
6. The exterior of all buildings must be completed within 24 months of starting construction.
7. Development is restricted to one dwelling plus accessory buildings per coverage.
8. Residential construction shall consist either of conventional stick built or pre-fabricated homes and erected on site. (Mobile homes or mobile trailers are strictly prohibited).

ARCHITECTURAL REQUIREMENTS

1. No residence or dwelling house shall be erected on a lot unless the square footage of the main floor of such residence or dwelling house, exclusive of attached garage measures at least 1200 Sq. Ft. for a bungalow style, and at least 2000 Sq. Ft. for a split level or two storey.
2. The lots shall not be used for a purpose other than private residential purposes. And no houses or dwellings designed for more than one family shall be erected on the lot. And not more than one detached dwelling or private garage may be erected.
3. All dwellings in their design must recognize the slopes and aspects of each development size and in particular the suitability of each design to its lot.
4. No construction, alteration, removal, relocation, demolition, addition, installation, modification, or reconstruction of an improvement in the lots shall be commenced until the plans and specifications therefore, showing the location of the same, have been submitted to the St. Paul County, and have been approved by the same.

LANDSCAPING

1. Land owners of untreed or partially untreed lots are encouraged to plant a minimum of 10 trees.
2. Back filling on open excavations shall be completed promptly.
3. Native vegetation that does not require fertilizer, chemical, insecticides or pesticides are to be used to protect ground water migration.
4. No lumber, grass, shrubs or tree clippings or plant waste, metals, bulk material, scrap, refuse or trash shall be kept, stored or allowed to accumulate on any portion of the lots. Except within an enclosed structure or if appropriately screened from view.

RECREATIONAL VEHICLES

1. A holiday trailer or recreational vehicle may be used on a lot until the dwelling has been completed. No sheds, porches or decks or any other structure may be attached to such trailer or RV, nor shall they be tied into the utilities or sewage system.
2. No more than two such holiday trailers or RV's may be allowed to visit at one time after the dwelling has been completed. An R.V. must not be parked in a manner that interferes with other residents view or enjoyment of their property.
3. R.V. storage on the lot is allowed if adequately screened from view of adjacent lots by fencing, storage structure or landscaping.
4. All ATV vehicles will be driven in a manner as not to disturb other dwelling owners.
5. The storage of more than one vehicle per lot is strictly prohibited.