

SCHEDULE "G"

RESTRICTIONS

The burden of each of the covenants hereinafter set out shall run with each and every lot on Plan 51M-_____. The Purchaser for itself, its successors and assigns covenants with the Vendor, the Declarant of the Condominium Corporation and the owner of the Braestone Farm (described under the Condominium Documents) and their successors and assigns, that the Purchaser and the Purchaser's successors in title from time to time of all or any part or parts of the Real Property, will observe and comply with the stipulations, restrictions, provisions and covenants set forth below, namely:

1. Owners shall not change, maintain or replace any exterior finishes of the Dwellings on the Real Property or make any change, addition, modification or alteration except in the case of any required maintenance, repair or replacement of any such exterior finishes, but the owners in doing so shall not use any building materials which are not the same or as close as possible to the as-constructed materials of Dwellings with regard to quality, colour, shape, size and texture and, without limiting the foregoing, in order to maintain the uniformity of appearance and structural integrity of Dwellings, the foregoing shall extend to ensuring that all architectural features of Dwellings in the Development, including roof shingles, exterior surfaces of doors which provide access to Dwellings or garages, exterior door frames, exterior window frames and all exterior window surfaces utilize consistent materials, features and finishes. Without limiting the foregoing, any sheds or ancillary structures must match and use the same materials in type and colour as the main Dwelling (i.e. same colour shingles, same type and colour of siding, roof pitch, etc.). No shed kits or prebuilt retail sheds shall be allowed.
2. No stone or plastic exterior garden ornaments, statues or ornamental fountains shall be allowed on the Real Property. No electric or solar lighting shall be allowed to demarcate the driveway or walkways on the Real Property save and except downward facing lights to illuminate walkways only and to maintain dark-sky standards. No holiday lighting shall be allowed on the Dwelling or on the Real Property save and except through the months of November to March inclusive. No above-ground or on-ground pools or swim spas shall be allowed on the Real Property.
3. No tree located on the Real Property shall be cut down, removed or destroyed without the prior written consent in writing of the Vendor until such time as all lots in the Development have been sold, and thereafter the consent of the Municipality. No owner shall fail to cut and remove any dead or diseased tree on the Real Property in a timely manner, save and except such tree(s) located in or abutting environmentally protected sections of the Real Property.
4. No motor vehicle, boat, snowmobile, camper van, trailer (including, without limitation, a utility trailer) or any other vehicle, other than an automobile or motorcycle, shall be parked, placed, located, kept or maintained upon the Real Property or any part thereof unless concealed in a wholly enclosed garage. Without limiting the foregoing, no lettered/commercial trucks or vehicles shall be parked in the driveway or on the Real Property in open view, but shall be kept only within a fully enclosed garage. No automotive components or equipment, property maintenance equipment, or construction supplies or equipment shall be stored on the Real Property unless concealed in a wholly enclosed garage or ancillary structure constructed in accordance with Section 1 above.
5. No repairs to any automobile or to any other vehicle or equipment shall be carried out on the Real Property and no automobile or any other vehicle or equipment that is undergoing repairs of any nature or not capable of operation shall be parked or located upon the Real Property or any part thereof, unless concealed in a wholly enclosed garage.
6. No air conditioning system may be installed on the Real Property unless it complies with the Ministry of Environment's criteria and other applicable requirements as may be specified by the Municipality. No generators shall be installed on the Real Property unless installed at the rear of the Dwelling or garage on the Real Property, hidden from the streetscape. No solar panels shall be installed on the Real Property.
7. No metal or other awning or device for the purpose of providing shade may be attached to any Dwelling or building on the Real Property.
8. No antennae, either television or radio transmitter or receiver, or other communications devices, shall be erected on the Real Property or on any building or structure thereon as long as there is a commercial cable service available, except that one satellite dish per lot may be installed provided that the satellite dish shall not exceed 22" in diameter.
9. No clothes lines or similar apparatus for the hanging of clothes shall be installed or used on the Real Property.
10. No perimeter fencing of any kind whatsoever shall be permitted except for black "paddock wood" style fencing approved by the Vendor, unless such fencing surrounds a pool and provided that such pool fencing is wrought iron, black aluminum, or glass style fencing, being the three allowable options. No chain link fencing whatsoever shall be allowed. Except as specified herein, trees and landscaping are the only acceptable screening between properties to be allowed. If owners have a dog, they may use one of three options: i) an invisible electronic underground fence; ii) a dog run limited in size as prescribed by the Vendor and which must be attached to the garage, and may be

chain link in this specific situation; or iii) a black wire mesh incorporated in the paddock wood style fencing approved by the Vendor as specified herein.

11. No owner(s) shall, without the prior written authority of the Municipality (which may be arbitrarily withheld), interfere with or alter any above or below ground drainage, catch basin or storm water management system or lead, or obstruct the natural flow of water, or obstruct the drainage as designed and engineered for the Real Property. No owner shall alter the grading or change the elevation or contour of the Real Property except in accordance with drainage and grading plans approved by the municipal public works department. No owner shall alter the overall drainage patterns of the Real Property or the water drainage upon the Real Property or to and from adjoining lands, and each owner agrees to grant and shall not refuse to grant such easements as may be required from time to time by the owner of adjoining lands for drainage purposes. No gardens shall be created unless they meet and comply with the size limitations and design criteria approved by the Vendor, the Declarant of the Condominium Corporation and/or the owner of the Braestone Farm (described under the Condominium Documents).
12. No alteration of the grading or drainage pattern of the Real Property or any part thereof shall be made and no construction or installation of any shrubbery, fences, gates, pools, patios, sheds or similar structures shall be made prior to the final grading approval of the Municipality without the Vendor's consent. No owner shall fail to repair minor settlement of the Real Property, or to care for sod, shrubs and other landscaping, if any, provided by the Vendor, its contractors and subcontractors, or to replace any of it that dies from time to time. No owner shall fail to maintain the lawns and ditches on the Real Property and no owner shall permit natural and unmaintained "enviro lawns" save and except in environmentally protected sections of the Real Property.
13. Notwithstanding anything contained herein, the Vendor, the Declarant of the Condominium Corporation and/or the owner of the Braestone Farm (described under the Condominium Documents) shall have the right, by instrument in writing, from time to time to waive, alter or modify the covenants, provisions and restrictions contained herein with respect to all or any part of the Real Property, without notice to, or the consent of any transferee or owner.
14. The owner shall not breach any provision contained in any Development Agreement as it relates to the Real Property, the buildings constructed thereon, or the grading with respect thereto.
15. Each of these covenants and restrictions shall be deemed independent and severable in whole or in part and the invalidity or unenforceability of any one covenant or restriction or any portion thereof shall not affect the validity or enforceability of any other covenant or restriction or remaining portion thereof.

The burden of these covenants and restrictions shall run with all lots and the benefit of these covenants and restrictions may be annexed to and run with the lands of the Vendor or its affiliated or related companies on the date of registration of the restrictions. All owners, their respective successors and assigns in title, from time to time of lots, shall keep, observe, perform and comply with the stipulations, provisions and covenants set forth herein. These covenants and restrictions shall expire 99 years following the date that they are registered on title.