

SCHEDULE "G"
DEVELOPER'S RESTRICTIVE COVENANTS

1. The land to which these building restrictions shall be annexed to and include all the Potl residential lots on Draft Plan (hereinafter called the "Lands"), registered or to be registered in the Land Registry Office Land Titles Office Simcoe (No.51).
2. No part of the Lands nor any building or buildings erected thereon, shall be used for the purpose of any professional, trade, employment or service, manufacture or business of any description, nor as a school, hospital or other charitable institutions, nor as a hotel, apartment house, rooming house, or place of public resort, nor for any sport (other than such games as are usually played in connection with the occupation of a private residence); nor for any purpose other than as a private residence for the use of one household only in each dwelling unit; nor shall anything be done or permitted upon which shall be nuisance to the occupants of any neighbouring lands or buildings.
3. No building, structure, including garden sheds, cabanas, fences, or any addition thereto or any exterior alterations thereof shall be erected or placed upon the Lands, unless and until drawings for same have been first submitted and approved in writing by the Transferor or its appointee; no building, structure or any addition thereto or any exterior alterations thereof shall be erected, constructed, placed, laid out or maintained otherwise than in strict conformity with the approved drawings and in conformity with the requirements of all governmental law, by-laws, orders and regulations. The drawings hereinbefore referred to must be prepared by an architect licensed to practice in the Province of Ontario and without limiting the generality of the foregoing, such drawings shall include:
 - (a) full specifications and design drawings showing the proposed height of all structures;
 - (b) a site plan showing location of buildings, walks, drives, easements, fences, walls, gradings, architectural features of the site, surface drainage, landscaping proposals and all existing trees, distances between structures, setbacks from front, side and rear lot lines;
 - (c) exterior elevations showing all elements of the design and materials, textures, finishes, colours and floor elevations, outdoor lighting facilities, lot elevations and proposed grading of the Lands;
 - (d) such other information as the Transferor may reasonably require.
4. No building shall be erected or placed upon the Lands unless the exterior walls are constructed of stone, brick, stucco, wood, or other material first approved by the Transferor in writing.
5. No excavation of any of the Lands shall occur except excavations for the purpose of the construction in accordance with the drawings already approved by the Transferor or its appointee or for the purpose of installing landscaping including a swimming pool in accordance with a site plan first approved. No soil, sand or gravel shall be removed from the Lands except as a result of an approved excavation.
6. No part of the Lands except for the part upon which a building structure has been constructed in accordance with approved drawings shall remain without sod after TWELVE (12) months from completion of the building unless prevented by weather conditions in which event the sodding must be completed as soon as weather conditions permit.
7. No part of the Lands shall be used as a driveway unless the driveway is constructed of concrete, asphalt or lockstone or similar material first approved by the Transferor. The size and layout of a driveway on the Lands, including without limitation the tapering thereof, shall not be altered without the prior written approval of the Transferor.
8. No part of the Lands shall be used or maintained as a sidewalk unless the sidewalk is constructed of cement, stone, brick or tile to the satisfaction of the Transferor.
9. No animal or birds other than household pets normally permitted in private homes in urban residential areas shall be kept upon the Lands. No breeding of pets for sale shall be carried on upon the Lands.
10. No roof antenna or exterior tower antenna for either radio or television reception or transmission or satellite reception dish in excess of two (2) feet in diameter shall be erected on the Lands or any building or structure thereon.

11. No truck, boat, recreation vehicle, snowmobile, camper, van, trailer, including trailer with living, sleeping or eating accommodation, or any other vehicle other than a passenger automobile in good running order used at least once per week shall be parked, placed, located, kept or maintained upon the Lands so that it could be seen from the road upon which the lot fronts or from the adjoining lot to the rear.

12. No signs, billboards, notices or other advertising matter of any kind (except the ordinary signs offering the said land or buildings thereon for sale or rent or stating it is occupied or political signs at election time) shall be placed on any of the Lands or upon or in any building or on any fence, tree or other fence or landscaping placed upon any corner lot by the Transferor or its successors and assigns in writing. No fence or landscaping placed upon any corner lot by the Transferor shall be removed or replaced without the consent in writing of the Transferor or its successors and assigns. The Transferee of any corner lot or its successors and assigns shall not oppose, interfere, hinder or delay the installation of such fence or landscaping and shall grant such permission as may be required to permit such installation.

13. No clothes line shall be placed or erected on any part of the Lands.

14. No air conditioning equipment, nor heat pump nor similar equipment and machinery shall be placed or erected on any part of the Lands where it could be seen from the road upon which the lot fronts.

15. No trees shall be cut down or removed from the Lands without the consent in writing of the Transferor or its successors and assign.

16. No building, structure or any addition thereto, landscaping, driveway and parking area, shall be maintained or kept save in good repair and condition to the reasonable standards satisfactory to the Transferor or its successors and assigns.

17. Provided always that notwithstanding anything herein contained, the Transferor, and its successors and assigns shall have power by instrument or instruments in writing from time to time to waive, alter or modify the above covenants and restrictions in their application to any lot or lots or to any part thereof comprising part of the said Lands.

18. The invalidity in whole or in part of any of these restrictions shall not affect the validity of the other restrictions or remaining portion of the restrictions herein contained.

19. Wherever in these restrictions, reference is made to:

- (i) the Transferor shall mean Mosaik (Innisfil) Inc.
- (ii) the Transferee for any lot it shall mean the person or party named as Transferee in the Transfer of Title to such lot from Mosaik (Innisfil) Inc.
- (iii) the successors and assigns of the Transferor, it shall mean the successors in title, the owner and owners for the time being, of the last part of the lands on the Lands owned by the Transferor.
- (iv) to the intent that the burden of this covenant shall run with the said Lands for a period of twenty (20) years from the date of registration of these restrictions, and to the intent that the benefit of this covenant may be annexed to and run with each and every part of the said Lands, the Transferee for himself, its successors and assigns, covenants and agrees with the Transferor, its successors and assigns, that the Transferee and the Transferee's successors in title from time to time of all or any part or parts of the said Lands will observe and comply with the stipulations, restrictions and provisions that nothing shall be erected or fixed, placed or done upon the said Lands or any part thereof in breach or violation or contrary to the fair meaning of the said stipulations, restrictions and provisions set forth herein.

Purchaser

Purchaser

MOSAIK (INNISFIL) INC.

PER: _____
A.S.O.
I have authority to bind the Corporation