

Brook Vista Developments - Covenants and Restrictions

All property owners are subject to the Brook Vista Developments Covenants and Restrictions when deed is taken to their property, terms and conditions. All property owners are subject to the Town of Rosthern regulations, requirements, and permissions. These covenants and restrictions are not yet finalized and may yet change.

Unless otherwise approved by the board:

- Single family residential purposes only, minimum 1100 square feet excluding basements, garages and porches.
- Homeowners must submit in writing any exterior improvements to their property. Construction cannot begin until approved by the Brook Vista Developments Board. Such improvements may include but are not limited to decks, porches, play areas, major landscaping improvements, terracing, steps, swimming pools, hot tubs, sporting equipment, driveways, and initial landscaping.
- No noxious or offensive activity may be carried on, nor anything done on the property that may be considered an offense to the neighborhood.
- Kestrel Court homes exteriors to be stucco finished.
- Driveways must allow for two off street parking places. Boats or other large vehicles must be parked inside the garage, unless otherwise approved by the Board.
- No large front facing jutting out garages that detract from the architectural pleasantness of the face of the home, unless otherwise approved by the Board.
- No temporary buildings. All exterior buildings must have the approval of the Board, including dog houses.
- Lawns and yards must be kept neat and orderly. Shrubbery must be trimmed to avoid excessive heights; dead shrubs, broken tree limbs, etc. must be removed promptly. Grass may not exceed 8 inches in height. If these restrictions are not complied with, the Board, after having reasonably requested removal by the owner, may enter, or hire a 3rd party to enter upon the property to clean the lot, and the owner shall be responsible for the cost.
- No poultry, livestock or animals, other than typical house pets, shall be kept or maintained on any lot, and no pets shall be kept, bred or maintained for sale or any commercial use or purpose. Pets shall be sheltered inside residential or garage structures and no doghouse or other separate animal shelter shall be constructed outside, unless approved by the Board. All animals must meet and be cared for in accordance with Rosthern Town ByLaws.
- No business, trade, profession or commercial activity or calling of any kind shall be conducted in any building or on any lot or lots, provided that this restriction shall not be construed so as to interfere with the right of members of recognized professions to receive the usual and ordinary calls

at their homes, though they shall not maintain offices for the sale of goods, regular consultation or treatment in their home, unless otherwise approved by the Board.

- No solicitation, signs, advertisements, billboards, or advertising structures of any kind shall be erected or maintained on any lot or building site, except with the prior approval in writing of the Board; provided, however, that there shall be allowed one advertising sign, which sign shall not be more than eight square feet of area, so long as such is used for the sole and exclusive purpose of advertising for sale the lot or building upon which it is erected.

- Lots may not be subdivided, altered, or changed without board approval.

- All property owners will keep free and clear of snow and other debris the sidewalks adjacent to and surrounding their property, in order to allow for ease of pedestrian use. Leaves, branches, and other debris must be cleaned up appropriately in accordance with town garbage, recycling, and composting regulations, by containing the debris in the appropriate containers or bags and placing for town pickup on the proper day in accordance with the Town of Rosthern waste management program.

- No tract shall be used for vehicle repair work, whether performed by the property owner or other parties. All boats and equipment utilized with boats, including trailers shall be kept out of the road and adjacent property owners view.

- Fences may be constructed or replaced only with the prior approval of the Board.

- No tract shall be used as a dumping ground for rubbish, trash, garbage, and all waste shall be kept only in sanitary containers. All equipment for the storage or disposal of refuse shall be kept in a clean and sanitary condition.

- All buildings shall be constructed with high quality materials and workmanship to insure that no dwelling will present an unsightly appearance.

- Neither the Developer, nor any utility company shall be liable for any damage done by them or their assigns, agents, employees or servants to shrubbery, trees or flowers or to the property of the owner situated on the land covered by the easements.

- No vehicles, which are not fully operational, licensed, insured, and registered shall be visibly parked on any tract. Any such vehicles, which do not comply, may be maintained only in a fully enclosed garage space.

- No trail motorcycles, ATVs or other similar recreational vehicles, may be operated anywhere within Brook Vista Developments and the neighboring farmland owned by Rosthern Elevator Works Ltd., Douglas C. Dahl or Laura E. Dahl, upon which only these mentioned owners may operate such vehicles for the purposes of farming or developing the land.

- Upon purchasing a vacant lot, a house approved by the Board must be completed within one year of lot purchase date.