

Restrictive Covenants

Tyner Ridge Estates

Introduction and Overall Philosophy

The aim of the covenants of Tyner Ridge Estates is to ensure that all residences in the subdivision meet a high standard of design in order to protect the overall appearance of the subdivision and to assure homeowners that every building in Tyner Ridge Estates will conform to these same guidelines. In no way do these guidelines replace Federal, Provincial or Municipal regulations: they are intended to enhance the character of the subdivision, to preserve the value of all homes and ensure that Tyner Ridge Estates remains a highly desirable community.

In order to ensure these covenants are complied with, representatives of the subdivision developer (Mile Land Corporation) formed the Architectural Review Committee (herein called the "ARC") whose purpose is to regulate and control all building construction and landscaping in Tyner Ridge Estates. The ARC does not discourage individuality in design, but oversees neighbourhood compatibility from house to house. The ARC shall have the final authority to deem a building compatible or incompatible.

These restrictive covenants can be amended at any time by a vote of eighty percent (80%) of the lot owners, with each lot in the section representing one vote.

I. Construction

- a. The construction of the dwelling, additions and/or alterations must conform to all applicable zoning laws, regulations and by-laws of The City of Prince George and applicable Provincial and Federal Laws.
- b. No structure of a temporary nature, trailer, basement, tent, shack, garage, barn or similar structure shall be permitted on any lot at any time as a residence, either temporarily or permanently. No fifth-wheel trailers, travel trailers, motor homes, manufactured homes or other recreational vehicles shall be used as the primary residence. Only site-built homes are permitted.

- c. All homes must have a minimum of 1200 square feet per floor, exclusive of open porches and garages, and the highest point of the roof, excluding chimney, may be no more than 10 meters above the lots' average natural grade.
- d. Lots are for one single-family residence and are restricted to residential usage only. Each residence is to be situated on the lot so as to best conform to the natural contours of the land.
- e. All vacant lots must be maintained and kept free of debris and it is the responsibility of the lot owner to keep said lots in an orderly condition. Lot owners will be charged for unkempt vacant lots.
- f. No site grading shall be completed that causes water from one lot to drain into neighbouring lots. Surface flow must be directed to the roadside drainage. Snow clearing must be considered and snow dump areas allowed adequate drainage.
- g. Lots are to be kept in a clean and orderly fashion during the period of construction. It shall be the responsibility of each lot owner to repair any damage to and remove any debris from the roadway of the said subdivision caused by the Owner's general contractor or subcontractors. Each lot buyer must use only their lot for construction purposes, and will be charged for any damage done to adjoining lots. Containers shall not be permitted on the street or on adjoining property, unless with written authorization from that lot's owner.

II. House, Garage and Driveway

- a. Each residence will be distinctive, yet blend well with the surroundings and other homes. It is intended that no structure be obtrusive, but fit well on the home site and look as though it "belongs".
- b. No two homes situated on lots across or beside one another may have identical or reverse floor plans to one another. Houses having the same or reverse floor plans may not have matching exteriors.
- c. Exposed construction may be of wood, stone, brick, stucco, or other materials approved by the Architectural Review Committee. Vinyl or metal siding, excluding soffit and fascia,

will not be permitted on the front of the house. No exposed concrete or cinderblock foundations are allowed.

- d. All materials used in the construction of the residence will be in subdued tones. Stains or paint are to be of a natural palette so as to blend with the colors of the surroundings.
- e. Roof pitch minimum is 6/12, except shed roofs or specific design elements. Flat roofs are not permitted.
- f. House design should not be garage-prominent. Subject to lot width, garage-prominent house designs will not be approved by the Architectural Review Committee. Detached garages are encouraged. Garages must be of sufficient size to hold at least two (2) cars.
- g. Any future additions or expansions in any form to the house, such as rooms, decks, porches, sunrooms, greenhouses, etc. must be reviewed by the architectural review committee prior to work beginning.
- h. All driveways and walkways shall be constructed of terra-lock, brick, cobblestone, or other comparable materials. No gravel, dirt, blacktop, or brushed concrete driveways are permitted. Driveways should not exceed six (6) meters in width nor exceed 10% grade.

III. Landscaping, Fencing and Lighting

- a. All landscaping must be completed within one year from the commencement of construction.
- b. Front yard and street side yards shall be landscaped with turf grass, shrubs and flowers (excepting wild grasses and noxious weeds) plus two complementary trees minimum 1.5 inches in diameter at time of planting. The back yard, or any yard not visible from the street, may be seeded.
- c. No wire or chain-link fences are permitted. All fencing will be subject to review and approval by the Architectural Review Committee. No fence on any corner lot shall extend past the minimum setback requirement of either street.
- d. No security lights of a size and design similar to streetlights shall be erected on any lot.

IV. General

- a. No lineal clotheslines shall be permitted on any lot. Only umbrella-style clotheslines in the backyard shall be permitted.
- b. No aboveground swimming pools are permitted. No detached or free standing satellite dishes, aerial antennae, antennae towers or such communication equipment are allowed. Satellite dishes must not have a diameter that exceeds two (2) feet.
- c. No woodburning stoves of any kind are permitted.
- d. Project cars under restoration are to be stored in the garage or outbuilding at the residence. Any permanently or temporarily inoperable vehicle shall be stored only in enclosed garages.
- e. No RV's, boats or commercial vehicles are permitted to be parked in view of the surrounding properties. Boat, campers, motor homes, and other RV vehicles may be permitted provided they are stored within the fenced area of the yard. In addition, no one, whether a resident, family member, or guest of the property owner is allowed to reside in an RV on the property of a resident owner.
- f. No owner shall park, store or keep on any property or street in the subdivision, or upon any uncovered parking space so as to be visible from anywhere in the subdivision, any large commercial vehicle, such as, but not limited to, a dump truck, logging truck, cement mixer, oil and gas trucks, or tractor trailer.
- g. No lots shall be used or maintained as a dumping ground for rubbish, trash, garbage, abandoned or inoperable vehicles, or other wastes. Refuse, garbage and trash shall be kept at all times in a sanitary container, which shall be properly screened from public view.
- h. No animals, livestock, pets or poultry of any kind shall be raised, bred or kept on any part of the subdivision except dogs and cats for non-commercial purposes, provided they are housed in a residence or dog house and a fenced pen. Doghouses and fenced pens must be constructed to the rear of the residential dwelling and must be built of materials of similar style, quality, appearance and type of construction as

the residential dwelling. Animal areas must be maintained and kept in a clean sanitary manner so as not to be offensive to any owners of a lot in the subdivision.

- i. The operation within the subdivision of all-terrain vehicles, snowmobiles, dirt bikes, or other motorized off-road vehicles is expressly prohibited, except for the purpose of moving them onto trailers for purposes of transport.
- j. Each owner of a lot shall maintain at his own expense: buildings, improvements and landscaping in good repair and clean condition including without limitation, the mowing of lawns, trimming of plants, repainting and repair of structures, repairing of drive and walk surfaces and other such measures so as to maintain a clean and orderly environment.
- k. No sign of any kind other than the following signs shall be permitted in the subdivision:
 - A. Construction and alteration signs
 - B. Home occupation signs
 - C. Public or Government signs
 - D. Real estate signs
 - E. Neighborhood identification signs
 - F. Subdivision development signs
 - G. House numbers and name plates
 - H. Street signs
 - I. Temporary rummage or garage sale signs
 - J. "For sale" signs placed on motor vehicles or other items or personal property located on the lot.
- l. No home business will be allowed where traffic from the general public is necessary to sustain business. No child or elder care "for hire" businesses are allowed. No special exemption permits will be allowed.
- m. No noxious, dangerous, offensive, or nuisance activity shall be carried on upon any lot in the subdivision. Nor shall anything be done on any such lot in the subdivision, which may be or may become an annoyance or nuisance to any owner of a lot in the subdivision. No noxious odours shall be permitted to escape from any residences, lot, or building site and no activity which is, or may become a nuisance or which creates unusually loud sounds or noises shall be permitted at or on any residence, lot, or building site.

Architectural Review Process

Tyner Ridge Estates

The Architectural Review Committee (ARC) must review and approve all home plans for this subdivision. Approval by the ARC must be received before applying for a building permit. Prior to the beginning of the preliminary review, a deposit of \$1000.00 is due. This deposit is refunded after the construction of the residence. An inspection of the completed residence by the ARC will result in the refunding of the deposit. Full refund will not be made should the approval of the design guideline be violated; should changes to the approved plans be made; should the site not get cleaned up; or should damage be done to the streets, sidewalks, or other lots during construction. The process of submitting plans is as follows:

The Preliminary Review

1. The owner or his agent shall submit plans and drawings showing the following:
 - a lot plan
 - where the building will be situated on said lot
 - location of exterior walls
 - proposed floor levels
 - garage location
 - driveway location and slope
 - a cross-section showing how the house will sit in relation to the street
 - a sketch indicating the house's architecture
 - any other relevant information on the condition of the lot

After the preliminary review, and upon receipt of preliminary approval, a final submission will be arranged for final approval.

The Final Review

1. After receiving the preliminary approval, the owner or his agent shall submit the following drawings:
 - a cross-section showing how the house will sit in relation to the street
 - where the building will be situated on the lot
 - position of detached buildings, fences, retaining walls, etc.
 - location and slopes of driveways and sidewalks
 - heights of all sides of the house

- elevation of roof peaks
- materials of exterior walls and roof
- colour samples of all exterior walls, trim and roof

Approval by the ARC will be granted contingent upon compliance with design guidelines. The ARC may reasonably withhold approval if submissions are not in accordance with the restrictive covenants of Tyner Ridge Estates.

Approval

The final decision by the ARC shall be made, in writing, within ten (10) working days of receipt of the complete design submission. Before finalizing a decision, the ARC may communicate with the owner or his agents regarding possible changes. If no changes are submitted, the ARC will base its decision upon the plans submitted.

Inspection and Refund

Upon completion of all construction (home and landscaping), a written request for an inspection must be made to the ARC. Upon inspection and approval by the ARC, the developers, Mile Land Corporation, will refund the deposit. No interest will be paid on this deposit. The inspection by the ARC does not take the place of any inspection required by the municipality.