



## Covenant Restrictions - Examples

Here are some examples of restrictions that a covenant can place on your property. Not all of these restrictions will be used in any single covenant as the restrictions vary depending on the needs of the landowner.

### *Rocks & Minerals*

- No component of the Land, including soil, gravel or rock, may be disturbed, explored for minerals, moved, removed for commercial purposes from, or deposited in or on the Land;
- No soil (other than clean earth used in the lawful exercise of the Reserved Rights), rubbish, ashes, (other than ashes from stoves or fireplaces in the residences permitted in the Residential Area), garbage, waste, or other unsightly or offensive materials of any type or description shall be dumped or stored or permitted to be dumped or stored on, in, under or about the Land.

### *Hydrology*

- No activity or action on the Land shall be performed or permitted that may alter or interfere with the hydrology of the Land, including diversion of natural drainage and flow of water in or around the Land which may impact the Land;
- No interference with, or alteration of, any lake, pond, wetland, watercourse or any other body of water on the Land shall be performed or nor shall any use be made or permitted to be made that, in the opinion of the covenant Holders, will or may reasonably be expected to be contrary to the terms of this Agreement.

### *Buildings*

- No fixtures or improvements, including buildings, or other structures, may be built, affixed or placed on the Land;
- Any residence constructed on the Land may only be used by the Owner as a private residence and then only subject to the terms of this Agreement;
- No mobile home or trailer used or intended for use as a residence or for overnight or short-term accommodation shall be placed, kept or permitted.

### *Roads / Trails*

- No road, driveway, path, trail, lane or other way, whether for vehicular or other passage, other than any driveway existing on the Protected Area on the reference date

of this Agreement, may be laid out, constructed, repaired, maintained or used on the Protected Area;

- Public foot trails, not exceeding two (2) meters in width, may be constructed in the future but only as they lend themselves to incorporation into the Islands Trust Island Trail network system.

#### *Herbicides*

- No chemicals, herbicides, insecticides or pesticides may be applied or introduced on or to the Land;

#### *Subdivision / sale / lease*

- The Owner must not, without written permission from the Covenant Holders, at each's sole discretion, subdivide the Land by any means including but not limited to a corporate ownership or development under the Condominium Act.
- The Owner must never sell or otherwise transfer the property to any private person;
- The Owner must never register any mortgage or other charge against the Land;
- The Owner must not lease, license, or otherwise transfer control of the Land or any part thereof unless the lease or license is expressly made subject to the provisions of this Agreement and expressly entitles the Owner to terminate the lease and license if the tenant or licensee breaches any of the provisions of this Agreement.

#### *Hunting*

- No hunting, fishing, or grazing of domestic animals may be carried out on the Land;
- No commercial or sport hunting, fishing or trapping shall be performed or permitted on the Land.
- No fire arms of any kind shall be discharged or permitted to be discharged on the Land.
- No flora or fauna, living or dead, which is native to the Land may be removed, harvested, cut or destroyed in any way;

#### *Plants*

- No native plants, including trees, may be trimmed, pruned, cut down, damaged, destroyed, moved, harvested or removed;
- No living plants, or the seed for any plants which are not native to the Land may be brought onto the Land;

- No living or dead trees, or living shrubs or other living plant life, in the Protected Area, other than non-native species, may be trimmed, pruned, cut down, damaged, destroyed, moved, harvested or removed from the Protected Area;

#### *Uses*

- No paid overnight accommodation within the residence by recreational parties of more than 8 persons, or for educational, research or any other purposes more than 14 persons;
- No camping or camp fires are permitted on the Land;
- No pets or domestic animals may be brought onto the Land;
- whatsoever shall be carried on from or within the Protected Area.

#### *Vehicles / Access*

- No motorized equipment may be used in the Protected Area except on approved driveways or
- No snowmobile, all-terrain vehicle, motorcycle, hover craft or similar motor-driven land, water, or air borne vehicle is permitted.
- No motorized vehicles, motorized construction equipment, bicycles or tricycles may be used upon the Land;

#### *Signs*

- No signs larger than 6 square feet may be placed on the Land.