

BY-LAW B

Adopted

July 6, 1999

Amended

June 14 2000

October 15 2009

October 20 2010

August 29 2019

QUAY ESTATES RESIDENTS ASSOCIATION
OF BAINSVILLE

Objectives of the Corporation as stated in the Supplementary Letters Patent, granted on August 18, 1998:

- 1) To be the sole representative of the homeowners of the development known as Creg Quay in all collective dealings with the developer, the rural municipality and any other external organization;
- 2) To manage the services and current and future assets of the community at a reasonable cost;
- 3) To maintain, improve and protect the lifestyle of the Creg Quay community with the approval and full participation of its members; and
- 4) To monitor, develop and revise the existing organizational structure (on a continuing basis) to meet the long term needs of its members.

Replacing By-law A-1 of Quay Estates Recreational Association of Bainsville adopted June 14th 1994 and revised September 27th 1994.

A by-law relating generally to the conduct of the affairs of QUAY ESTATES RESIDENTS ASSOCIATION OF BAINSVILLE

BE IT, AND IS HEREBY ENACTED, as a by-law of QUAY ESTATES RESIDENTS ASSOCIATION OF BAINSVILLE (hereinafter called "the Corporation") as follows.

1 HEAD OFFICE

The head office of the Corporation shall be in the Township of South Glengarry, in the County of Glengarry, in the Province of Ontario (subject to change by special resolution) in the subdivision within the Township commonly known as Creg Quay.

2 The corporate seal shall be the seal of the corporation.

3 MEMBERS

- 3.1 The members of the corporation shall be the current owners of property within the registered plan of the sub-division commonly known as Creg Quay in those parts of Lots 20, 21 and 22, Township of South Glengarry as shown on Plan 14R-2529, as mandated on the deed of sale or transfer of title.
- 3.2 There shall be a limit of one vote per individual lot, residential or commercial, providing all payments of maintenance fees and reserve fund amounts are up to date and the member is in full compliance with the Creg Quay Covenants and building scheme. Withholding any portion of these monies, including late payments or failure to comply with the Covenants and/or building scheme, will result in loss of voting rights, until such time as these fees, and all late payment charges and any other related expenses are fully paid up and the member is in full compliance with the covenants and building scheme.
- 3.3 Where property is held jointly one of the owners must be the designated member for voting purposes.
- 3.4 Residents who are not property owners may participate in the social activities of the Corporation, but shall have no vote in any other matter and may not hold any office.

4 MEETINGS OF VOTING MEMBERS

- 4.1 Subject to compliance with section 293 of the Corporations Act (Ontario), the annual meeting of voting members shall be held in each year at such place within Ontario, on such day and such time as the directors may by resolution determine. At each annual meeting there shall be presented a report of the activities of the Corporation for the previous year, a financial statement of the Corporation, the accountants' report thereon and such other information or material relating to the Corporation's affairs as, in the opinion of the directors, is of interest or importance.
- 4.2 Other meetings of the voting members may be convened by order of the President or Vice President or by the board of directors for any date and time and at any place within Ontario.
- 4.3 With the approval of the chairman, non-voting members may participate in any meeting, but not vote.

5 NOTICE OF MEETINGS OF VOTING MEMBERS

- 5.1 A notice of a meeting of voting members, stating the day, hour and place of meeting and the general nature of the business to be transacted shall be personally delivered or sent through the post, postage prepaid, at least ten days (exclusive of the day of delivery or mailing and of the day for which notice is given) before the date of such meeting to each voting member at his address as is appears on the books of the Corporation and if no address is given therein then to the last address of such voting member known to the Secretary; provided always that a meeting of voting members may be held for any purpose on any date as at any time, within Ontario, without notice, if all the voting members are present in person at the meeting or if all the absent voting members shall have signified their assent in writing to such meeting being held. Notice of any meeting or any irregularity in any meeting or in the notice thereof may be waived by any voting member.
- 5.2 The accidental omission to give notice of any meeting or the non-receipt of any notice by any voting member or members shall not invalidate any resolution passed or any proceedings taken at any meeting.

6 VOTING AT MEETINGS OF VOTING MEMBERS

- 6.1 Every question submitted to any meeting of voting members shall be decided by a majority of votes and in case of an equality of votes the Chairman shall have a second or casting vote.
- 6.2 At any meeting unless a poll is demanded a declaration by the Chairman that a resolution has been carried or carried unanimously or by a particular majority or lost or not carried by a particular majority shall be conclusive evidence of the fact.
- 6.3 In the absence of the President and Vice President the voting members present shall choose another director as Chairmen and if no director is present or if all the directors present decline to act as Chairmen the voting members present shall choose one of their number to be Chairman.
- 6.4 If at any meeting a poll is taken on the election of a chairman or on the question of adjournment it shall be taken forthwith without adjournment. If a poll is demanded on any other question it shall be taken in such manner and either at once or after adjournment as the chairman directs. The result of a poll shall be deemed to be the resolution of the meeting at which the poll was demanded. A demand for a poll may be withdrawn.
- 6.5 The chairman may with the consent of any meeting adjourn the same from time to time and no notice of such adjournment need be given to the voting members. Any business may be brought before or dealt with at any adjourned meeting which might have been brought before or dealt with at the original meeting in accordance with the notice of the same.

7 QUORUM FOR MEETINGS OF VOTING MEMBERS

- 7.1 The presence of fifty percent (50%) of the voting members, either in person or represented by proxy, shall be necessary to constitute a quorum. No business shall be transacted at any meeting unless the requisite quorum be present at the commencement of business.

8 PROXIES

- 8.1 Every member entitled to vote at a meeting of voting members may by means of a proxy appoint a person, who need not be a voting member, as the member's nominee to attend and act at the meeting in the manner, to the extent and with the power conferred by the proxy.
- 8.2 A proxy shall be executed by the voting member or the voting member's attorney authorized in writing and is valid only for the meeting to which it relates.
- 8.3 In addition to the requirements, where applicable of Section 88 of the Corporations Act (Ontario), a proxy shall contain the date thereof and the appointment and name of the nominee and may contain a revocation of a former proxy and restrictions, limitations or instructions as to the manner in which the membership certificate in respect of which the proxy is given to be voted.
- 8.4 In addition to revocation in any other manner permitted by law, a proxy may be revoked by instrument in writing executed by the voting member or by the voting member's attorney authorized in writing and deposited either at the head office of the Corporation at any time up to and including the last business day preceding the day of the meeting, or any adjournment thereof, at which the proxy is to be used or with the chair of such meeting on the day of the meeting, or adjournment thereof, and upon either of such deposits the proxy is revoked.
- 8.5 The directors may by resolution fix a time not exceeding forty-eight hours, excluding Saturday, Sunday and holidays, preceding any meeting or adjournment meeting of voting members before which time proxies to be used at that meeting must be deposited with the Corporation or an agent thereof, and any period of time so fixed shall be specified in the notice of the meeting.

9 DIRECTORS

- 9.1 The affairs of the Corporation shall be managed by the board of directors who may exercise all such powers and do all such acts and things as may be exercised or done by the Corporation and are not by the by-laws or any special resolution of the Corporation or by statute expressly directed or required to be done by the Corporation at a general meeting of the voting members.
- 9.2 Until changed by special resolution confirmed by the voting members in a general meeting, the board of directors shall consist of nine (9) directors, each of whom, subject to the provision of section 286 of the Corporations Act (Ontario), shall be a member of the Corporation.
- 9.3 No two directors shall be residents of the same household.

- 9.4 The percentage of directors drawn from year-round residents and seasonal residents (commonly referred to as “snowbirds” who must be able to attend not less than seven board meetings in a fiscal year) will be in proportion to the number of residents in each category. Notwithstanding this proportional percentage split, at least fifty percent (50%) of Directors must be year round residents.
- 9.5 The directors shall be elected and retired in rotation:
- 9.5.1 At the annual meeting of voting members following the grant of Supplementary Letters Patent, nine directors shall be elected, three to hold office for a term of three years, three to hold office for a term of two years and three to hold office for a term of one year;
- 9.5.2 At each subsequent annual general meeting of voting members following the grant of Supplementary Letters Patent
- i. three directors shall be elected to hold office for a term of three years; and
 - ii. directors shall be elected to fill the remainder of the terms of any other vacancies in the Board of Directors.
- 9.6 The office of a director shall be vacated:
- i. If he becomes bankrupt or is declared insolvent;
 - ii. If he is convicted of any criminal offence;
 - iii. If by notice in writing to the Corporation he resigns his office; or
 - iv. If any of the Corporation fees payable by the director’s household are unpaid thirty (30) days after notice.
- 9.7 Where a vacancy occurs in the Board, and a quorum of directors remains, the remaining directors may appoint a qualified person to fill the vacancy until the next annual general meeting of voting members.
- 9.8 The voting members of the Corporation may, by resolution by at least two-thirds (2/3) of the votes cast at a general meeting of which notice specifying the intention to pass such a resolution has been given, remove any director before the expiration of his term of office and may, by a majority of the votes cast at that meeting, elect any person in his stead for the remainder of his term.
- 9.9 The directors shall serve without remuneration and no director shall directly or indirectly receive any compensation (with the exception of the Treasurer who may be compensated for that role even if the same person is also a director) or realize any profit from his position as such. However a director may be paid or reimbursed for reasonable expenses incurred by him in the performance of his duties upon submission of account to the Treasurer.

10 MEETINGS OF DIRECTORS

- 10.1 Meetings of the board of directors may be held either at the head office or at any other place within or outside of Ontario.
- 10.2 A quorum shall be fifty percent (50%) of the directors.

- 10.3 A regular meeting of the directors may be established by resolution. An extraordinary meeting of directors may be convened by the President or Vice President or any two directors at any time and the Secretary, by direction of any such officer or any two directors, shall convene an meeting of directors.
- 10.4 Notice of any such meeting shall be delivered or mailed or telegraphed or faxed to each director not less than 2 days (exclusive of the day on which the notice is delivered or mailed or telegraphed or faxed but inclusive of the day for which notice is given) before the meeting is to take place; provided always that meetings of the board of directors may be held at any time without formal notice if all the directors are present or those absent waive notice or dignify their consent in writing to the meeting being held in their absence. Notice of any meeting or any irregularity in any meeting or the notice thereof may be waived by any director.
- 10.5 Questions arising at any meeting of directors shall be decided by a majority of votes. In the case of an equality of votes, the chairman of the meeting, in addition to his original vote, shall have a second casting vote.

11 OFFICERS

- 11.1 The Officers shall be:
- i. President
 - ii. Vice President
 - iii. Secretary
 - iv. Treasurer
- 11.2 Each officer's term of office shall, subject to the provisions, if any, of the supplementary letters patent of the Corporation, be for one year from the date of the meeting at which the officer is elected or appointed or until a successor is elected or appointed. None of the said officers except the President and Vice President need be a member of the board of directors. Any two of the aforesaid offices except those of President and Vice President may be held by one person. If and when one person holds the offices of Secretary and Treasurer that person may but need not be known as the Secretary-Treasurer.

The directors may appoint such other officers and agents as they shall deem necessary who shall have such authority and shall perform such duties as may from time to time be prescribed by the directors.

- 11.3 The directors may fix the remuneration (if any) to be paid to officers of the Corporation who are not directors (with the exception that the holder of the office of Treasurer may still be remunerated if that office is held by a director). All officers in the absence of agreement to the contrary shall be subject to removal by resolution of the board of directors at any time with or without cause.

- 11.4 In case of the absence or inability to act of the President, Vice-President or any other officer of the Corporation or for any other reason that the directors may deem sufficient, the directors may delegate all or any of the powers of such officer to any other officer or director for the time being, provided that a majority of the board of directors concur therein.
- 11.5 The President shall, if present, preside at all meetings of the directors and voting members; shall sign all instruments which require the President's signature and shall perform all duties incident to the office and shall have such other powers and duties as may from time to time be assigned by the directors.
- 11.6 The Vice President shall be vested with all the powers and shall perform all of the duties of the President in the absence or disability or refusal to act of the President. The Vice President shall have such powers and duties as may from time to time be assigned by the directors.
- 11.7 The Secretary shall, when present, act as secretary of all meetings, shall have charge of the minute books and seal of the Corporation and the documents and registers referred to in section 300 of the Corporations Act (Ontario) and shall perform such other duties as the directors require.
- 11.8 The Treasurer shall have the care and custody of all the funds and securities of the Corporation and shall deposit the same in the name of the Corporation in such bank or banks or with such depository or depositories as the board of directors may direct and shall perform such other duties as directors require. The Treasurer may be required to give such bond for the faithful performance of the duties as the board of directors in their complete discretion may require and no director shall be liable for failure to require any bond of the insufficiency of any bond for any loss by reason of the failure of the Corporation to receive any indemnity thereby provided.
- 11.9 The board of directors may from time to time and at any time, subject to ratification by the voting members, appoint an Executive Director to whom they delegate full or restricted authority to manage and direct the business and affairs of the Corporation and to employ and discharge agents and employees of the Corporation (except such matters and duties as by law must be transacted or performed by the board of directors or by the voting members in general meeting). The Executive Director shall conform to all lawful orders given by the board of directors of the Corporation and shall at all reasonable times give to the directors or any one of them all information they may require regarding the affairs of the Corporation.
- 11.10 If a vacancy shall occur in any office by reason of death, resignation, disqualification or otherwise, the directors may, by resolution, elect or appoint a person to fill such vacancy.

12 PROTECTION OF DIRECTORS & OFFICERS

- 12.1 Every director of the Corporation or other person who has undertaken or is about to undertake any liability on behalf of the Corporation and their heirs, executors and administrators, and estate and effects, respectively, shall from time to time and at all times be indemnified and saved harmless, out of the funds of the Corporation, from and against:
- i. All costs, charges and expenses whatsoever which such directors, officer or other person sustains or incurs in or about any action, suit or proceeding which is brought, commenced or prosecuted against such person for or in respect of any act, deed, matter or thing whatsoever made, done or permitted in or about the execution of the duties of the office or in respect of any such liability;
 - ii. All other costs, charges and expenses which the person sustains or incurs in or about or in relation to the affairs thereof, except such costs, charges or expenses as are occasioned by that person's own wilful neglect or default.
- 12.2 No director or officer for the time being of the Corporation shall be liable for the acts, receipts, neglects or defaults of any other director or officer or employee or for joining in any receipt or act for conformity or for any loss, damage or expense happening to the Corporation through the insufficiency or deficiency of title to any property acquired by order of the board of directors for or on behalf of the Corporation or for the insufficiency or deficiency of any security in or upon which any of the moneys of or belonging to the Corporation shall be placed or invested or for any loss or damage arising from the bankruptcy, insolvency or tortious act of any person, firm or corporation with whom or which any monies, securities or effects shall be lodged or deposited or for any other loss, damage or misfortune whatever which may happen in the execution or supposed execution of the duties of the respective office or trust or in relation thereto unless the same shall happen by or through that person's own willful act or own willful default.

13 COMMITTEES

- 13.1 The board of directors shall annually appoint a Nominating Committee to draw up a list of potential directors and officers in accordance with Article 9.5 of By-law B.

Number of new directors required must be confirmed by the board of directors.

Officers required:

- President
- Vice President
- Treasurer
- Secretary

Only the President and Vice President need be directors and, where possible shall be elected from second and third year directors.

The Nominating Committee shall present its report and slate of directors and officers to the annual general meeting of the voting members who, if they so wish may present in writing duly proposed and seconded nominations for any of the above noted positions from the floor, and thereafter shall vote thereon.

- 13.2 The board of directors may from time to time as deemed necessary appoint other committees consisting of such number of directors and members as may be deemed desirable and may prescribe their duties.

Any committee so appointed may meet for the transaction of business, adjourn and otherwise regulate its meetings as it thinks fit. Unless otherwise determined by the board of directors, two members of a committee shall be a quorum. Questions arising at any meeting of a committee shall be decided by a majority of votes of the meeting and in case of a equality of votes the chairman of the meeting shall have a second or casting vote.

14 VOTING SHARES AND SECURITIES

All shares or other securities carrying voting rights of any company or corporation held from time to time by the Corporation may be voted at any and all meetings of the shareholders, bondholders, debenture holders, debenture stock holders or holders of other securities (as the case may be) by such person or persons as the board of directors of the Corporation shall from time to time determine.

15 CUSTODY OF SECURITIES

All shares and securities owned by the Corporation shall be lodged (in the name of the Corporation) with a chartered bank or a trust company or in a safety deposit box or with such other depositories or in such manner as may be determined from time to time by the board of directors.

16 CHEQUES, DRAFTS AND NOTES

- 16.1 All cheques, drafts or others for the payment of money and all notes and acceptances and bill of exchange shall be signed by such officers or directors, in such manner as the board of directors may from time to time designate.
- 16.2 Contracts, documents or any instruments in writing requiring the signature of the Corporation may be signed by the President or a Vice President together with the Secretary or the Treasurer or by any two directors and all contracts, documents and instruments in writing so signed shall be binding upon the Corporation without any further authorization or formality. The board of directors shall have power from time to time by resolution to appoint any officer or officers or any director or directors on behalf of the Corporation either to sign contracts, document and instrument in writing generally or to sign specific contracts, documents and instrument in writing.
- 16.3 The seal of the Corporation may when required to be affixed to contracts, documents and instruments in writing signed as aforesaid or by any officer or officers or director or directors, appointed as aforesaid by resolution of the board of directors.
- 16.4 The term "contracts, documents and instrument in writing" as used herein shall include deeds, mortgages, hypothecs, charges, conveyances, transfers and assignments or property real or personal, immovable or movable, agreements, releases, receipts and discharges for the payment of money or other obligations, conveyances, transfers and assignments of shares, stocks, bond, debenture or other securities and all paper writings.

- 16.5 In particular without limiting the generality of the foregoing the President or Vice President together with the Secretary or Treasurer or, in their absence, any two directors shall have authority to sell assign, transfer, exchange, convert or convey any and all shares, stocks, bonds, debentures, rights, warrants or other securities owned by or registered in the name of the Corporation and to sign and execute (under the corporate seal of the Corporation or otherwise) all assignments, transfers, conveyances, powers of attorney and other instruments that may be necessary for the purpose of selling, assigning, transferring, exchanging, converting or conveying any such shares, stocks, bonds, debentures, rights, warrants or other securities.

17 FISCAL YEAR

The fiscal year of the Corporation shall terminated on the 31st day of December in each year or on such other date as the directors shall by resolution from time to time determine.

18 BY-LAWS

- 18.1 By-law A-1 is repealed effective upon confirmation of this By-law B by the members.
- 18.2 By-law B and any future amendments thereto shall be approved by the board of directors and confirmed by two thirds of the voting members in a properly constituted meeting called for that purpose.

19 COVENANTS

Each member shall agree to observe and comply with the covenants and the building scheme for Creg Quay which are attached hereto and form part of this By-law. The covenants and the building scheme take precedence and supersede the content of Schedule A. Each member shall be responsible to ensure that any other occupant or guest at Creg Quay will also observe and comply with said covenants and building scheme.

20 FEES

- 20.1 The classes of fees for which members are liable will be established by the board of directors currently being, but not limited to:

Maintenance

Reserve

- 20.2 The maintenance fee for the subsequent year will be established by the board of directors and submitted to the voting members in October of the current year.
- 20.3 The annual reserve fund will be determined by resolution of the board of directors and ratified by the voting members.

21 INTERPRETATION

In all by-laws of the Corporation, the singular shall include the plural and the plural the singular. The word "person" shall include firms and corporations, and the masculine shall include the feminine.

COVENANTS

Creg Quay residents enjoy the benefits of a private community concept which gives them exclusive use of roads, municipal services, common areas and a recreational waterway system. All residents share the cost of maintaining and operating the community. To ensure continued lands Quay Estates Residents Association of Bainsville was formed with membership given to each property owner. The Association works to protect the mutual interests related to owning a home and living in Creg Quay Estates.

1. The property owner must become a member of the Residents Association. Quay Estates Residents Association of Bainsville, and abide by its By-laws.
2. The Property Owner shall pay his or her share of the maintenance fees and contributions to the reserve fund and any other assessment approved at a general meeting. Failure to do so will result in appropriate legal action, as approved by the Board.
3. There shall be no disposing of garbage by incineration or burying on the said lands. No Property Owner shall place, leave or permit to be placed or left in or upon the said lands or any part of the common areas or common facilities any debris, refuse, garbage or other discarded items. Property Owner shall be responsible for keeping garbage tightly wrapped and placed in garbage bags in garbage containers or storage areas (attached to the dwelling); said containers or storage areas must be protected from animals.
4. No motorized vehicle other than a private passenger vehicle, motorcycle or light truck of a length less than 20 feet (6.1 metres) shall be parked or stored in the open on any of the said lands or common areas.
5. No boat trailer, travel trailer, ski-doo trailer or other trailer that requires a licence plate to be affixed according to the Ontario traffic act shall be parked or stored in the open on any of the said lands or common areas. Short term parking (less than one week) is permitted for the purpose of loading, unloading or cleaning of such trailers.
6. Temporary storage facilities, including garages (Tempos) are strictly forbidden With the following exceptions:
 - a. A maximum of two (2) small storage units (deck boxes or similar) not exceeding 5 x 3 x 3 feet (1.4 x 0.9 x 0.9 metres) to be placed on or immediately adjacent to the deck or patio; and
 - b. One (1) storage unit not exceeding 8 feet (2.4 metres) high with an area no larger than 30 square feet (2.8 square metres) to be placed adjacent to a wall of the house not facing a street.
7. No person shall drive any vehicle within the Community at a speed exceeding 25 km/h.
8. The Property Owner shall respect any water use restrictions that may be imposed by QERA or the operator of the water system in times of drought.
9. No incinerators shall be permitted outside of any building or on any of the said lands. Outdoor fireplaces shall not be used to burn any organic material other than dry untreated wood.
10. The Property Owner shall not permit the said lands to be in an unkempt condition by allowing the grass to remain uncut, planted areas to become overgrown, or by not maintaining the lands and building in a good state of repair.

11. The Property Owner shall not permit the storage of materials under a porch, deck or veranda on the said lands unless same is completely enclosed.
12. No individual swimming pools are permitted.
13. Only one "For Sale" sign no larger than three (3) feet by three (3) feet shall be erected on the said lands for each property that is for sale.
14. No person under the age of 18 years shall be permitted to permanently reside in the Creg Quay Estates Community. Persons under the age of eighteen years shall be permitted to visit the Community.
15. All cats and dogs in open areas must be kept on a leash and the owner shall be responsible for the removal of all excrement from the said lands.
16. Community security and safety requires that the driveway post light on each property remain lit from dusk to dawn, year round, if there are no street lights adjacent to the property.
17. The Association undertakes and agrees that the restrictions as herein set out shall be applicable to all lots or plans of subdivision in the Creg Quay Community.
18. Vegetable gardens are restricted to the community garden area.
19. Non-enforcement of restrictive covenants, terms or conditions shall not amount to or be construed as or deemed to be a waiver of required compliance by the Property Owner with such covenants and the Association shall have the right at any time to enforce any or all of the covenants.
20. The Property Owner agrees that this agreement may be registered on title and the conditions shall run with the said lands.
This agreement shall endure to and be binding upon the parties hereto, their respective heirs, executors, administrators, successors and assigns.

BUILDING SCHEME

Creq Quay has been planned to achieve and maintain the highest possible standards in a private, adult only, residential community on the waterfront. It is the goal of the community to preserve the natural beauty and open spaces of the location for residents to enjoy. To ensure this the buildings, when constructed, will complement the natural setting by proper building location requirements and specific acceptable materials for construction. It is intended that this building scheme be applied in such a manner as to accomplish the foregoing purposes for the benefits of all concerned in the community.

1. A single family dwelling or sectional home as defined in the Zoning By-Law shall (excluding attached garage, carport, open veranda, porch or deck) have a floor area of not less than 960 square feet and shall be erected on a foundation, or poured concrete slab, as approved under the applicable building code.
2. Maximum roof peak height shall be 20 feet from finished grade.
3. Installation of all utilities from the lot line, including without limitation, electricity, telephone, sanitation and water facilities, shall be the responsibility of the Purchaser and shall be subject to regulation by the proper governmental authority, any other authority, and the Vendor.
4. The Property Owner shall be liable for any interference or damage caused by the Property Owner to any service of facilities installed by the Developer during construction or otherwise.
5. The construction of the outside walls of any building shall be completed within six (6) months from the date of commencement of construction, and final completion of the building shall be completed within one (1) year from the date of commencement of construction.
- 6.
7. No building (or addition or alteration to exterior thereof) shall be erected on the said lands unless the plans and specifications (including exterior colours) have been submitted to the Association or its agent and its approval obtained. Every building shall be located on the lands in conformity with the said Zoning By-Law and at such location as is approved by the Association.
8. Materials used on the exterior surface of any building shall be restricted to vinyl or aluminum siding, wood clapboarding, stone brick or partial Stucco.
9. The Property Owner has a choice of an exterior TV receiving antenna with tower and/or a satellite dish not to exceed 24" in diameter. The dish may be attached to the tower or the house, provided it is not attached to the front of the house or fronting on Sam MacLeod Road.
10. The Property Owner is responsible for the removal of all construction debris on an ongoing basis and must maintain the building site in a clean and orderly fashion. The removal of mud from the roads caused by construction is the responsibility of the Owner.
11. No fences shall be erected or installed on any lot within the Community.
12. Sump pumps – it is illegal to connect a sump pump to the sanitary services. Anyone doing this contravening the municipal by-law.

13. All homes constructed with a raised patio or deck must have the patio or deck base enclosed with lattice work or a cedar or similar hedge.
14. Exterior fuel tanks must be enclosed with lattice work or a cedar or similar hedge at time of installation.
15. All exposed chimneys must be covered at the time of construction with the same exterior material as the house.
16. During construction the Property Owner shall not do or have done anything which will interfere with or later the drainage patterns of the said lands or common areas.