

LAND TITLE ACT  
FORM 35  
[Section 216 (1)]  
DECLARATION OF STATUTORY BUILDING SCHEME

NATURE OF INTEREST: CHARGE - BUILDING SCHEME  
HERE WITH FEES OF: \$64.25

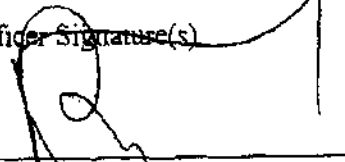
Address of person entitled to apply to register this building scheme:  
Registered Owner  
Full name, address, telephone number of person presenting application:

Salmond Ashurst, Barristers and Solicitors  
1620 Cedar Hill X Road, Victoria, B.C., V8P 2P6  
Phone: (250) 477-4143

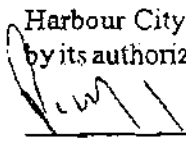
\_\_\_\_\_  
Signature of Applicant

WE, HARBOUR CITY VENTURES CORP., (Inc. No. BC0667057), of 980 Dogwood Road, Victoria, British Columbia, V8L 5Z9, and ELISE HOLDINGS LTD., (Inc. No. BC0184354), of 4098 Lochside Drive, Victoria, British Columbia, V8X 2C8, DECLARE THAT:

1. We are the registered owners in fee-simple of the following land:  
  
Lots 1 to 75, Section 12, Range 6, Shawnigan District, Plan VIP \_\_\_\_\_  
  
(hereinafter referred to as the "Lots").
2. We hereby create a building scheme relating to the Lots.
3. A sale of any of the Lots is subject to the restrictions enumerated in the Schedule attached hereto.
4. The restrictions shall be for the benefit of all the Lots.

Officer Signature(s)  
  
\_\_\_\_\_  
ROBERT J. SALMOND  
Barrister and Solicitor  
1620 Cedar Hill X Road  
Victoria, BC  
V8P 2P6

Execution Date  
  
08/01/17

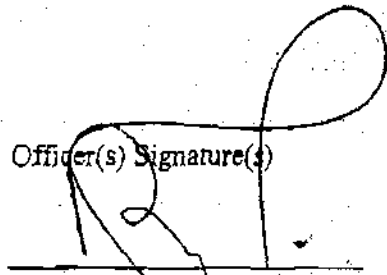
Transferor/Borrower/Party  
Signature(s)  
  
Harbour City Ventures Corp.  
by its authorized signatory(ies)  
  
\_\_\_\_\_  
Robert Bruce Philipchalk

Officer Certification  
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979 c 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

LAND TITLE ACT  
FORM D

**EXECUTIONS CONTINUED**

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 Officer(s) Signature(s)

Execution Date

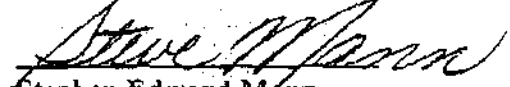
Y M D

08/01 17

**ROBERT J. SALMOND**  
 Barrister and Solicitor  
 1620 Cedar Hill X Road  
 Victoria, BC  
 V8P 2P6

Transferor/Borrower/Party  
Signature(s)

ELISE HOLDINGS LTD. by  
its authorized signatory(ies)


  
**Stephen Edward Mann**

**OFFICER CERTIFICATION:**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

FORM D

EXECUTIONS CONTINUED

Page 3

Execution Date

Y M D

Officer(s) Signature(s)

Party Signature(s)

Coast Capital Savings Credit Union by its authorized signatory(ies)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Print Name)

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c. 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

LAND TITLE ACT  
FORM E  
SCHEDULE

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ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM OR GENERAL DOCUMENT FORM.

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION(S) OF LAND:

PID NUMBER

LEGAL DESCRIPTION

Lot 1 to 75, Section 12, Range 6, Shawnigan District, Plan VIP \_\_\_\_\_

### SCHEDULE OF RESTRICTIONS

1. No application to the Cowichan Valley Regional District (hereinafter referred to as the "CVRD") shall be made, nor shall there be erected, constructed or placed on any lot any residence, building, fence or other improvement, including without limitation, a satellite dish or hot tub, nor shall there be any addition or alteration to any of the forgoing, or alteration or change of an exterior finish or color until proper plans (including a siting plan), elevations and specifications thereof (setting forth all materials to be used with details as to their quantities and qualities) shall have been first submitted to and approved in writing by Robert Bruce Philipchalk and Harbour City Ventures Corp., or their agent or nominee (herein called "the approving body") it being the intention of these restrictive covenants that all improvements, including dwellings and appendages be controlled as to design, siting, setbacks, type of materials used, and exterior color schemes, for the benefit of the subdivision as a whole and for the benefit of adjacent or nearby lots. Exterior building colors shall be restricted to earth tones of grey, brown or green.
2. Commencement of any improvement or any addition to or alteration thereto shall begin within one (1) year after the date of receipt of approval for the same, failing which the consent and approval shall expire and become null and void. Provided also, no lot shall be left so that improvements shall not have been completed within one (1) year from the date of commencement of site preparation or issuance of a building permit, whichever comes first. Without restricting the generality of the forgoing, no lot shall be permitted to remain unlandscaped after the aforesaid one (1) year period or six (6) months from the date of issuance of an occupancy permit by the CVRD, whichever event should come first.
3. No site or yard improvements or landscaping shall be constructed, placed or undertaken on any lot until proper plans and specifications (setting forth materials to be used) shall have been first submitted to and approved in writing by the approving body, it being the intention of these restrictive covenants that all improvements, including landscaping are to be controlled as to design, siting, height, and type of materials used, for the benefit of the subdivision as a whole and for the benefit of adjacent or nearby lots.
4. No lot shall be subdivided or substantially altered in its boundaries, except where a subdivision plan is required by the CVRD or by the Province of British Columbia for the purpose of dedicating any portion of a lot within the subdivision for road or park or any other public purpose without written permission from the CVRD or the Province of British Columbia, Ministry of Transport.
5. No improvement or lot shall be allowed to become in disrepair or unsightly or untidy, it being the intent of these restrictive covenants that all lots and improvements thereon shall be maintained at all times in a neat and attractive state and condition.
6. No lot shall have erected upon it more than one dwelling for one family or household unit with such further structures as may be necessary or incidental to the use of such unit.

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7. No building shall be used for any purpose other than that of a single family residence and no lot or building shall be used at any time for the purpose of any profession, trade, vocation, commercial enterprise of any description, nor as a hospital, charitable, religious or educational institution, or apartment, boarding or lodging house.
8. Except for approved domestic household pets, no animals, birds or livestock shall be kept on any lot, at any time for any purpose.
9. No sign or advertising matter of any kind, other than a professionally prepared realtors sign offering a lot or residence for sale, shall be placed on any lot or on any chattel permanently or temporarily located on any lot.
10. No water from any stream, culvert, ditch or pond within the subdivision shall be diverted, dammed, drained or otherwise interfered with.
11. No dwelling shall be erected which shall have a main floor area of less than fifteen hundred (1500) square feet inclusive of outer walls but exclusive of any garage, carport, covered extension, patio, porch, or other appendage.
12. No pole, mast, vertical antenna or similar object of any kind shall be erected or installed on any lot or on the exterior of any building.
13. Except for a maximum of three (3) licensed private passenger automobiles per dwelling unit, no waste, materials of any kind, or chattels, including without limitation, trailers, campers, motorhomes, trucks (with or without commercial signage) motorcycles and boats, or clotheslines (except one (1) of the umbrella type), satellite dishes, non-vertical antennas or objects of any kind similar to any of the foregoing, shall be parked, placed or situated on any lot except in a garage or in an area situated on the lot which is bounded by an approved screening. R.U. OK
14. With respect to unsold lots in the subdivision only, the approving body may permanently or temporarily relax, waive or modify any of these restrictive covenants as in their sole discretion as they may see fit.
15. The Statutory Building Scheme will expire January 15, 2033.

END OF DOCUMENT