



- SCHEDULE B -

OVERVIEW OF COVENANTS AND RESTRICTIONS

The Chelsea Highlands covenants and restrictions are designed to protect the natural beauty and biodiversity of the site. Respect for the environment, for your neighbours, and for the long history and rural character of the Highlands forest are central to the development ethos.

A collaborative and mutually beneficial relationship exists with the near century old Larrimac Golf and Tennis Club. Chelsea Highlands benefits greatly from the presence of the Club and its prosperity and longevity ensure that residents will be able to continue to enjoy the quiet open spaces that separate the development project from the Gatineau River. The Highlands developer and the Larrimac Club share a common vision and sense of stewardship of the broader 165-acre property. This shared vision includes a respect for the history of the land and the existing trail network.

1. CONSERVATION COVENANTS

The Chelsea highlands project has been designed to protect the biodiversity of the properties and surrounding area to the greatest extent possible. This includes terrestrial and aquatic wildlife habitats, water conservation, soil erosion control and forest management.

The specific conservation covenants are described in detail in the Deed of Sale. These include but are not limited to the following:

- Adherence to a designated area of approximately 5,000 square feet to be used for construction of the primary residence;
- Prohibition on swimming pools, unless pre-approved by the Highlands review professional(s) or their representative(s);
- Prohibition on fencing; with some exemptions for privacy screens;
- Tree cutting restrictions;
- Subdivision prohibition for individual properties.
- Permanent and perpetual servitudes, in favour of the Larrimac Golf and Tennis Club and the Municipality of Chelsea for the existing and future trails, the Community Park, and the Meadows area as seen on the Community Plan.



2. LAND USE COVENANTS

The many and varied house sites of the Chelsea Highlands properties have been laid out in recognition of the characteristics unique to each lot. The distinct features of each site include consideration of driveways; topographical constraints and opportunities; sight lines; skylight, and view potential through careful tree cutting, preservation of privacy between lots to the extent possible, and the coexistence of public trails and private properties.

All interventions, construction or landscaping must respect the natural topography of the lots and minimize the visual impact of human intervention. As such, cut and fill, retaining walls and other significant landscaping interventions must be kept to a minimum.

2.1 Designated Construction Area: Adherence to a designated area of approximately 5,000 square feet to be used for construction of the primary residence. All buildings must be substantially located within the Designated Construction Area assigned to each lot as shown on the lot description sheet provided for each lot.

2.2 Size of Primary Residence: Maximum principal building footprint of 275 m² (2960 ft²) for a one-story building, excluding the basement unless the latter is built off the ground; or 175 m² (1883 ft²) for a building having more than one story, excluding the basement unless the latter is built off the ground.

2.3 Size of Secondary buildings: A maximum of two secondary buildings with a maximum total footprint of 75 m² (807 ft²) will be permitted. For the purposes of the Highlands covenants, hot tubs are not considered in the count of secondary buildings.

2.4 Exterior Landscaping: Maximum exterior landscaping area of 425 m² (4574 ft²). Exterior landscaping is defined as any intervention or construction that modifies the existing natural state of the forest or land, excluding the footprints for principal and secondary buildings and driveways. Exterior landscaping includes, among others: tree cutting; grass; gazebos; decks, septic installations; hot tubs, and the tree-cutting area adjacent to principal and secondary buildings.

2.5 Exterior lighting: Only dark sky lighting is permitted. Projecting lighting, architectural lighting and extensive landscape lighting are not permitted.



2.6 Tree cutting: Tree cutting is permitted as per the Municipality of Chelsea bylaws. Any unwarranted tree cutting will result in a significant penalty, as detailed in the deed of sale.

2.7 Total Intervention Area: Maximum total construction intervention area including the footprints of principal and secondary buildings as well as exterior landscaping area of 700 m² (7534 ft²). All area that is not used for one of these purposes must remain in its existing natural state and be preserved.

2.8 Protection setbacks: A 6 meter wide “natural state” protection setback is applicable from all lot lines. The land located within this setback must be preserved in its natural state. Only septic installations or wells may be constructed within this setback, provided they conform with applicable municipal and provincial regulations and are approved by the developer. In addition to any existing or future Highlands trail, only one entrance (driveway) per lot is permitted to cross this setback.

2.9 Driveways: The approximate location of all driveways is indicated on the Property Specification Sheet. Driveways are to be built according to the Chelsea Highlands specifications, as described in the deed of sale. Every effort must be made to minimize tree cutting for the purposes of a driveway and straight driveways are strongly discouraged. The property owner must get design approval from Chelsea Highlands or its representatives, in writing, prior to construction of the driveway.

Driveways must be at least 3.5 m in width and no more than 5 m. The sub-structure should be appropriate for the slope and the topcoat graded and/or crowned to ensure proper drainage. The topcoat must come from one of the local quarries specified by Chelsea Highlands in order to ensure reasonable uniformity of colour across all driveways in the Highlands. White quartz gravel is prohibited. Paved driveways are permitted, at the discretion of the property owner.

3. ARCHITECTURAL COVENANTS

House design must adhere to Chelsea Highlands’ specifications, as described in the deed of sale. Prior to the start of design of the house and landscaping by the



property owner Chelsea Highlands and/or their representative will provide on-site consultation with the property owner to review the design potential of the

lot. This is to include the routing of the driveway, siting of the main building and its massing (one storey versus two storeys), siting of possible secondary building (s), areas to clear for outdoor living, and architectural input on planning to best appreciate the features of the site. This one time professional consultation is provided at no cost to the owner if executed within one year of the lot offerings.

As one lot may offer potential for a particular use while another may not it is within the discretion of Chelsea Highlands to apply those restrictions to maintain a certain level of respect for the surrounding neighbours and natural environment.

Upon completion of design development drawings by the owner, and prior to submission of construction drawings for permit, the owner must submit the drawings to Chelsea Highlands for review and approval as they pertain to the architectural covenants as outlined in the Promise to Purchase.

Special attention will be paid to the exterior appearance of the design and landscaping. This is to include material choices, colours, exterior lighting, ground cover choices, and tree cutting.

4. APPROVALS

A site plan prepared by a land surveyor showing the location and surface area of the principal and secondary building footprints, all exterior landscaping areas as well as the location and width of the driveway, all conforming to the above covenants, must be submitted to the developer and approved by the developer, in writing, before any application for a permit is submitted to the municipality of Chelsea.

The property owner must get design approval in writing prior to construction of the home. No reasonable submission that addresses the conservation and/or architectural direction of the Highlands covenants will be refused.