

RESTRICTIVE COVENANTS

- (a) Taxes may be paid either directly to Seller who agrees to pay the same to the governing municipality without any additional fee, or directly to the governing municipality by Buyer at the option of Buyer.
- (b) The additional footage cannot be used for building purposes and must be maintained as parking.
- (c) 10,000 square feet shall be the minimum area on which a dwelling house may be erected; no more than one dwelling house, plus related garage and servants' quarters shall be erected on each 10,000 square feet of land.
- (d) No dwelling house of less than 750 square feet exclusive of porch, any open area, and any servants' quarters shall be erected on any lot regardless of size.
- (e) No tent, trailer, caravan, shack, garage or other temporary structure shall be erected on or brought upon the premises for use as a residence.
- (f) No portion of the premises shall be used to keep, breed or harbour any livestock, poultry or animals, save and except cats, dogs, or other household pets.
- (g) No multiple dwelling, business or commercial structure or building shall be erected on the premises, nor shall any portion of the premises be used or allowed to be used for any purpose other than a dwelling.
- (h) Montserrat Real Estate Company Limited is restricted from subdividing and selling lots in the areas marked as Parks on the plot.
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