

SCHEDULE 'A'
RESTRICTIVE COVENANTS

1. Wherever used herein, the following shall have the meaning set opposite them except where the context otherwise requires:
 - a. "Boat House" means a building no greater than 120 square feet designed to store a boat;
 - b. "Development" shall mean the erection, construction, or development of a Residence or Supplemental Building on a Lot;
 - c. "Lot" means any parcel or subdivision of the development known as Waterton Ridge in Cardston County in the Province of Alberta;
 - d. "Lot Owner" means the registered owner of a Lot or a person entitled to be the registered owner of a Lot;
 - e. "Residence" means any building intended to be occupied or that is occupied for domestic use;
 - f. "RV" includes motorhomes, camper trailers and campers on truck beds;
 - g. "Supplemental Building" is any building, other than a Residence and a Boat House, having a footprint of more than 900 square feet; and
 - h. "Used House" means any previously constructed building that has been resided in and where the original occupancy permit was issued more than 10 years previously.
2. Any words used herein which are not defined shall be given their common meaning.

Development of Lots

3. No Lot Owner shall commence Development and no Application may be submitted in respect of a Development unless the Development meets the following specifications:
 - a. Each Lot is restricted to one Residence, one Boat House and one Supplemental Building.
 - b. No Residence may have a footprint less than 750 square feet.
 - c. No Residence, Supplemental Building or Boat House may have an upper roof pitch less than 5/12.
 - d. No Residence may have a septic system that is not a contained pump-out septic system.
 - e. No Residence, Supplemental Building, Boat House or other building or structure may be situated within 30m of the Lot's water front (western) boundary.
 - f. Each Residence, Supplemental Building and Boat House shall meet all Alberta and Cardston County building codes, regulations and bylaws.

Use of Lots

4. No Lot Owner shall cause or allow:
 - a. his Lot to be subdivided or re-zoned;
 - b. more than three RVs to be situated on his Lot at any one time;
 - c. any unregistered vehicles, including RVs, to be situated, parked or stored on his Lot;

- d. any mobile home to be situated on his Lot;
- e. any Used House to be situated on his Lot;
- f. his Lot to become unsightly;
- g. any sea can, semi-trailer, school bus or farm equipment to be situated on his Lot;
- h. the growth of noxious weeds on his Lot;
- i. any garbage on his Lot other than in a closed container;
- j. amplified sound on his Lot other than that originating from a Residence, Supplemental Building or RV;
- k. any wind turbines to be constructed, developed or used on his Lot;
- l. the use of any motorcycles on his Lot;
- m. the use of any drones on any Lot;
- n. any animals other than domestic pets, to be on his Lot;
- o. any dogs to bark on his Lot in a manner that may disturb other Lot Owners;
- p. open fires except in steel fire pits and in compliance with all Alberta Provincial laws and regulations and all County bylaws;
- q. any burning except in compliance with all Alberta Provincial laws and regulations and all County bylaws;
- r. the use of any fireworks on or from his Lot;
- s. any firearms to be discharged on, from or over his Lot;
- t. any commercial excavation or gravel pits on his Lot;
- u. commercial fabricating, welding, assembling, constructing, manufacturing or any like activities on his Lot; or
- v. toxic or noxious gases, liquids or other material to be released from his Lot into the ground, water or air.