



Discovery Ridge is a 20-acre, 55-lot subdivision, zoned mosaic residential, located between Corporal Pinksen Memorial Drive and Wheeler's Road, in Corner Brook, NL, Canada. The Restrictive Covenants are put in place to ensure the value of the neighbourhood is retained. All property owners are bound to these covenants and are responsible to monitor compliance.

The Developer of Discovery Ridge is Sleepy Cove Developments Inc.

1. The exterior of the home shall be in a style compatible with and complimentary to the neighbourhood.

Prior to undertaking any construction or site works, approval of the proposed building plans must be obtained in writing from the Developer. Plans submitted should include site plan, floor plans, exterior elevations, and a colour schedule.

2. The neighbourhood has four categories of lot sizes which differ in frontage and total area. The house size and frontage shall correspond with the lot.

No single dwelling shall be constructed on the lands which shall have a floor area less than:

- a. For lots #1,2,3,5,22,41,42,43,45 inclusive: 1100 ft².
- b. For lots #6,7,8,28,30,31,39,54,55 inclusive: 1350 ft²
- c. For lots #10,11,12,32,33,34,36,37 inclusive: 1500 ft²
- d. For lots # 14,15,16,17,18,47,48,49,50,51,52 inclusive: 1750 ft².

The area measurements shall be taken as the outside measurements of the main walls of the dwelling, including attached garage and excluding basement.

3. In the multi-unit dwellings (semi-detached homes and row townhouses), all construction and future renovation will be completed in the same way and same time between units in terms of material choice, colour selection, windows/doors' style, size, and placement.
4. In the multi-unit dwellings (semi-detached homes and row townhouses), no basement apartments or further divisions of individual units are permitted.
5. Utility building: All outbuildings such as sheds, garages, etc. shall be architecturally compatible to the existing house, with similar siding as used on the house.
6. Fence material: All fences must be of attractive and durable materials, similar to pressure treated lumber or higher quality.
7. Construction timeline: The dwelling and landscaping shall be completed within one year from the date of sale close date.



8. The Purchaser agrees and acknowledges that the lands are subject to existing public utility and municipal easements and must be developed to adhere to the engineering plans for the neighbourhood, which includes setbacks, grading, and number of units, etc.
9. Future construction or renovations shall comply with these restrictive covenants and to applicable city by-laws.

For those purchasing lots and arranging other companies beyond Sleepy Cove Developments to construct their home, the remaining covenants apply:

10. The Purchaser shall submit a surveyor's certification to the Developer at the following stages of construction:
 - a. Subsequent to the completion of the footings for the dwelling house on the lands showing the location and elevation of the footings; and
 - b. Subsequent to the completion of the exterior grading showing the elevation of the lands at a sufficient number of locations to demonstrated that the design drainage patter has been achieved.

Construction of the dwelling house shall not proceed to the next stage until the purchaser has received confirmation of approval from the Developer for each stage of construction noted above. In the event the purchaser does not submit a surveyor's certification at the required time, the developer or its representatives may enter the lands to complete the work and the Purchaser agrees to pay for all costs associated therewith.

11. Construction Activity: Building material and equipment may only be stored within the lot property and only once construction begins. The construction site must be well maintained and garbage removed promptly to avoid accumulation of debris.
12. The Purchaser will repair to the satisfaction of the Developer any damage to roadways, curbs, and temporary or permanent ditching within the Subdivision caused by any construction activities upon the building lot.
13. The Purchaser will not damage or remove any survey stake planted on the building lot and that if any such stake is damaged or removed by the purchaser, his/her contractor, agents, workman, vehicles, materials or equipment and in the opinion of the Developer replacement of such stake is necessary, the purchaser will pay the cost of such replacement by a surveyor.
14. The Purchaser will ensure building permits obtained and process followed from City of Corner Brook.