

EXHIBIT C

Schedule of Restrictions Mount Royal Estates 3

No improvement shall be constructed on any lot unless such improvement complies with the Developer's Architectural Guidelines. Without limiting the generality of the foregoing, the following restrictions shall apply:

1. No improvement shall be constructed on any lot unless the owner shall first have complied with any Section 219 Covenant registered on title to such lot.
2. No improvements shall be constructed on any lot unless the building form, orientation and massing takes into account the natural landform, drainage patterns, topography, vegetation, views and sun exposure in accordance with the following:
 - a) the natural grade, sun angles, views and consideration of adjacent land use, and;
 - b) the overview and/or overshadowing of adjacent development is minimized so that the view of an adjacent lot is not impeded or so that an adjacent lot is adversely overlooked, and
 - c) extensive site grading is avoided by use of steps within the building structure.
3. Retaining walls are not to exceed more than 1.5 metres (4.5 ft) in height.
4. No drainage swale or retaining wall shall be constructed in a manner which does not enhance the site's natural character.
5. No site grading shall impact adjacent property and shall follow the natural slope of the land.
6. No railway ties or any other creosote impregnated material are permitted for use in retaining walls.
7. No retaining walls are to be constructed using materials other than natural stone, precast concrete unit block, or pressure treated timber (6 x 6 or larger).
8. No trees shall be removed unless required for development of the home, driveway and landscaping.
9. No existing trees, ground cover or other vegetation shall be removed or altered unless the removal is required in order to comply with any Section 219 Covenant registered on title to the lot.
10. No lot shall have more than one driveway connection to the frontage road.
11. Driveway width and parking area shall not be excessive and may be limited to no greater than 6.0m at the point adjoining the street.
12. Loose aggregate (i.e. gravel) is not permitted as a driveway material. No surfacing materials except concrete pavers, concrete or asphalt in neutral colours may be used.
13. No mobile home, trailer, modular unit, nor any building constructed substantially of any metal or according to any A-frame or Quonset hut plan shall be placed on any lot herein described.
14. No lot shall be subdivided.
15. No building shall be erected or placed on any lot unless the same shall be completed within **24 (twenty four) months** from the date of commencement. For the purposes of this building scheme, "completed" shall mean completion of all landscaping exterior finishes including siding and like

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- finishing material and includes placement of windows, doors and exterior painting; and also shall include the completing of porches and other similar annexures
16. No home shall be constructed such that the building footprint is less than 1300 square feet, including a garage, but not including carports, decks or patios.
 17. No building shall be constructed that is not in compliance with maximum building height permitted by the City of Cranbrook.
 18. No buildings shall use white (including cream, off-white, linen or similar shade) as an exterior finish, and no buildings may use an exterior colour scheme that does not reflect the earth tones of the natural setting.
 19. No building may be constructed using a foundation that is not surfaced in natural looking materials such as wood, fibre-cement siding, natural or artificial stone. No materials such as plywood, aluminum and vinyl siding may be used as foundation finishes.
 20. No building may be constructed using a material for the walls that is not one of the following:
 - a) natural stone;
 - b) artificial stone;
 - c) brick;
 - d) wood siding;
 - e) natural square timber or peeled log;
 - f) wood shingles;
 - g) fibre-cement siding or shingles (i.e. Hardiplank);
 - h) composite wood siding or shingles (i.e. Smartboard);
 - i) stucco.
 21. No vinyl siding, aluminum siding or concrete may be utilized as a material for finishing walls.
 22. No building may be constructed unless:
 - a) Walls are natural in colour (with a protective sealant) or stained or painted in an earth-toned colour;
 - b) Stucco colours are to be deeply toned rich warm greys, greens and browns.
 23. No window frame will be constructed of a material other than wood, finished metal or vinyl (PVC).
 24. No building may be constructed unless:
 - a) the building uses deep, protective overhangs, with a minimum roof overhang on primary roof elements of a minimum 450mm (18");
 - b) soffits are constructed of wood or aluminum;
 - c) fascia are constructed of wood, aluminum, fibre-cement or wood composite (plastic and vinyl fascia are not permitted);
 - d) the colours of the soffits and fascia are natural or earth-toned colour.
 25. No roof may be constructed unless it has a minimum roof pitch of 5:12 for the main roof, except in certain circumstances in which the roof is not highly visible, and all rooftop mechanical equipment and venting are located, to the extent feasible on the rear elevation of the roof.
 26. No roof may be finished except with the following materials:
 - a) Asphalt shingles - high-quality, architectural grade shingles;
 - b) Flat concrete or fibre-cement tile, subject to approval of tile shape and style;

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- c) Cedar shingles and shakes;
 - d) Metal;
 - e) Recycled rubber shingles.
27. No roof flashing may be used that does not match the roof colour. Uncoated galvanized flashing will not be permitted.
 28. Garage doors may not be constructed of uninsulated metal or plastic doors.
 29. No deck over 1.2 metres (48") above finished grade may be constructed unless it includes architecturally detailed columns and undersides.
 30. Decks and balconies may not be clad in stucco.
 31. Exterior lighting shall not interfere or compete with enjoyment of the night time sky and valley below.
 32. No unshielded light fixtures or non-focussed fixtures are permitted.
 33. Seasonal lighting may not be installed except between November 15th and February 28th.
 34. No antennae may be erected unless they are restricted to interior attic applications only.
 35. No satellite dishes may be used unless they are discretely located on the building, coloured to match or blend with the relative exterior finish, and are no larger than 600mm (24") diameter.
 36. No solar applications may be installed unless they are integrated into the surface in which they are mounted. "Add-on" type applications are not permitted unless discretely situated into the roof or wall profile.
 37. All mechanical equipment, such as air conditioning compressors, cooling towers or rooftop units, shall not be visible from the street. No venting or other appurtenances are permitted on the front facade of the home.
 38. No fences of any type or style are permitted in the front yard of any home.
 39. No fences may be constructed within the side yard of a home unless they have a setback of 3.0 m (10 ft) from the front elevation of the home
 40. No garbage receptacle, incinerator or compost heap shall be kept on any lot unless the same is screened from view at all times and is wildlife resistant.
 41. No outdoor clothes lines or poles shall be used save and except for an umbrella or collapsible type erected in such a manner as not to be visible from the street upon which the lot is situate, and no television dish over 24 inches in diameter, radio or other antennae shall be constructed on the exterior of any building or on any part of the lot.
 42. No billboard or sign of any character shall be erected, posted, pasted or displayed upon or about any part of the lot or upon or in any buildings on the lot, other than "For Sale" signs no larger than 18 inches by 30 inches, PROVIDED that nothing in this clause contained shall prevent the owner erecting or displaying a sign showing his name and/or street address so long as the dimensions of such sign does not exceed 30 inches by 12 inches.
 43. No accessory buildings may be constructed except for the following:
 - a) one detached garage;
 - b) two (2) other accessory buildings, each with a footprint not exceeding 150 square feet (i.e. garden shed, pool shed, etc.).