

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

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ADVISORY

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RESTRICTIVE COVENANT

ARTICLE 1 DEFINITIONS

For the purposes of this grant, the following definitions shall apply:

- 1.1 "Benefitted Lands" means those lands owned by Genstar at the time of the grant of these restrictive covenants as set forth in Schedule "A" attached hereto and forming part hereof.
- 1.2 "Burdened Lands" means those lands owned by Genstar at the time of the grant of these restrictive covenants as set forth in Schedule "C" attached hereto and forming part hereof.
- 1.3 "Wrought Iron Fencing" means wrought iron fence, masonry columns and logo identification signs constructed substantially in accordance with the specifications attached hereto as Schedule "B".
- 1.4 "Development " means
 - (i) an excavation or stockpile and the creation of either of them,
 - (ii) a building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over or under land.
- 1.5 "Development Permit" means a document that is issued under a Strathcona County land use bylaw and authorizes a development.
- 1.6 "Existing Wrought Iron Fencing" means the Wrought Iron Fencing constructed (or to be constructed) by Genstar upon the rear and/or side property lines of:

Lots 31 to 41 inclusive, Block 67

All in Plan 092 9253 and identified on the sketch attached hereto as Schedule "D".
- 1.7 "Future Wrought Iron Fence Lines" means those portions of the side property lines (and being six and one half (6.50) metres in length) of the Burdened Lands identified as Future Wrought Iron Fence on the sketch attached hereto as Schedule "D".
- 1.8 "Genstar" means GENSTAR TITLECO LIMITED
- 1.9 "Lands" means the Benefitted Lands and Burdened Lands.
- 1.10 "Purchaser" or "Purchasers" means any person or body corporate who acquires the Burdened Lands from Genstar and any successor in title to such person.

ARTICLE 2 GRANT OF COVENANTS

WHEREAS:

- 2.1 The Burdened Lands comprise lots within a residential subdivision located in Strathcona County commonly known as "Lakeland Ridge".

2.2 In order to provide for the Benefitted Lands and the Burdened Lands to be developed as a residential subdivision and to maintain the aesthetics of the Burdened Lands and the Benefitted Lands, it is essential that:

- (i) Wrought Iron Fencing be constructed upon portions of the side or rear property lines of the Burdened Lands;
- (ii) the Existing Wrought Iron Fencing not be disturbed or allowed to fall into a state of disrepair; and
- (iii) certain restrictions be placed upon development in the rear yards of some of the Burdened Lands.

2.3 It is desirable that the benefit of the hereinafter provided conditions and covenants restrictive in nature be annexed to and run with the Benefitted Lands and that the burden of the said conditions and covenants restrictive in nature be annexed to and run with the Burdened Lands.

NOW THEREFORE Genstar as owner of the Lands annexes to the Benefitted Lands the benefit of the restrictive covenants hereinafter set forth and to the Burdened Lands the burden of the restrictive covenants hereinafter set forth as follows:

ARTICLE 3 THE EXISTING WROUGHT IRON FENCING

- 3.1 No Purchaser shall by act or omission cause or allow the Existing Wrought Iron Fencing to be disturbed, damaged, removed, interfered with, changed or tampered with in any manner whatsoever nor shall any Purchaser allow the Existing Wrought Iron Fencing to fall into a state of disrepair.
- 3.2 The Purchaser shall be responsible for all costs incurred with respect to the maintenance and repair of the Existing Wrought Iron Fencing.

ARTICLE 4 FUTURE FENCING

- 4.1 No Purchaser shall construct any fencing or cause or permit any fencing to be constructed upon the Future Wrought Iron Fence Lines except for Wrought Iron Fencing.
- 4.2 No Purchaser shall by act or omission cause or allow the Wrought Iron Fencing (once constructed upon the Future Wrought Iron Lines) to be disturbed, damaged, removed, interfered with, changed or tampered with in any manner whatsoever nor shall the Purchaser allow such Wrought Iron Fencing to fall into a state of disrepair.
- 4.3 The Purchaser shall be responsible for all costs incurred with respect to the construction, installation, maintenance and repair of the Wrought Iron Fencing.

ARTICLE 5
CONSTRUCTION

5.1 Subject Article 5.2 hereof, no development in excess of one (1) metre in height shall be undertaken upon any lot comprising the Burdened Lands within six and one-half (6.5) metres of the rear lot line of such lot, except in the case of a corner lot bordering a flanking street where no development in excess of one (1) metre in height shall be undertaken within five and one-half (5.5) metres of the rear lot line, (the respective restricted development area described above is hereinafter in this Article 5 referred to as "No Build Zone"), except for:

- (i) The Wrought Iron Fencing;
- (ii) other fencing and gate(s) to a maximum height of two (2) meters as may be required by bylaw, permit requirements or applicable regulations in securing an in-ground swimming pool provided such fencing and gate(s) are constructed of Wrought Iron Fencing;
- (iii) uncovered deck or patio complete with handrail constructed in accordance with the bylaws, permitting requirements and regulations then in effect and governing the construction of decks and patios in Strathcona County; and
- (iv) a garden equipment storage shed, playhouse, pool equipment shed or similar structure with a total height not exceeding two (2) metres provided that such structure is constructed with architectural features and finishes that are compatible with the architectural features and finishes of the dwelling constructed upon the lot.

5.2 Architectural features or projections of the principal building (as described in the Strathcona County land use bylaw) shall be permitted to encroach upon the No Build Zone provided the architectural features or projections:

- (i) are permitted by the Strathcona County land use bylaw as amended from time to time: or
- (ii) have been approved by Strathcona County by the granting of a variance.

ARTICLE 6
DURATION

6.1 The restrictions described in this restrictive covenant shall bind the Burdened Lands from the date hereof until January 1, 2030.

ARTICLE 7
GENERAL PROVISIONS

7.1 The burden of these covenants shall pass with and extend to and run with and bind the Burdened Lands so as to bind the Purchaser and all successors and assigns deriving title from the Purchaser to the Burdened Lands or any part thereof or any interest therein.

7.2 No action shall lie as against Genstar for damages for the breach of any one or more of the covenants contained in this agreement unless Genstar remains the registered owner of the Burdened Lands or a portion thereof and is proven by a court of competent jurisdiction to be in breach of this agreement. This covenant shall constitute an absolute defense to any such action and may be pleaded as such.


7.3 The restrictive covenants set out herein are enforceable jointly and severally by Genstar and the registered owner or registered owners from time to time of the Benefitted Lands and any waiver by any registered owner of any portion of the Benefitted Lands of the strict performance of the

covenants set out herein shall not of itself constitute a waiver or abrogate the covenants set out herein.

- 7.4 Any failure by Genstar or its successors to enforce any one or more of these restrictive covenants shall in no way be construed to be a waiver of any of the other restrictive covenants. No action shall lie against Genstar or its successors in title to the Benefitted Lands for failure to enforce the provisions of this restrictive covenant against the owner from time to time of any portion of the Burdened Lands. This covenant shall constitute an absolute defense to any such action and may be pleaded as such.
- 7.5 If any restrictions, covenants or conditions contained herein shall be declared invalid by any Court of competent jurisdiction, such invalidity shall not affect or impair the validity of any other restriction, covenant or condition contained herein which shall be read and construed as if any such invalid restriction, covenant or condition had never been included in these presents.

SIGNED, SEALED AND DELIVERED by Genstar Titleco Limited as of the 28th day of July 2009.

GENSTAR TITLECO LIMITED

Per:  (c/s)

Per: 

SCHEDULE "A"

Benefitted Lands

PLAN 092 9253

BLOCK 67, LOTS 31 TO 41 INCLUSIVE

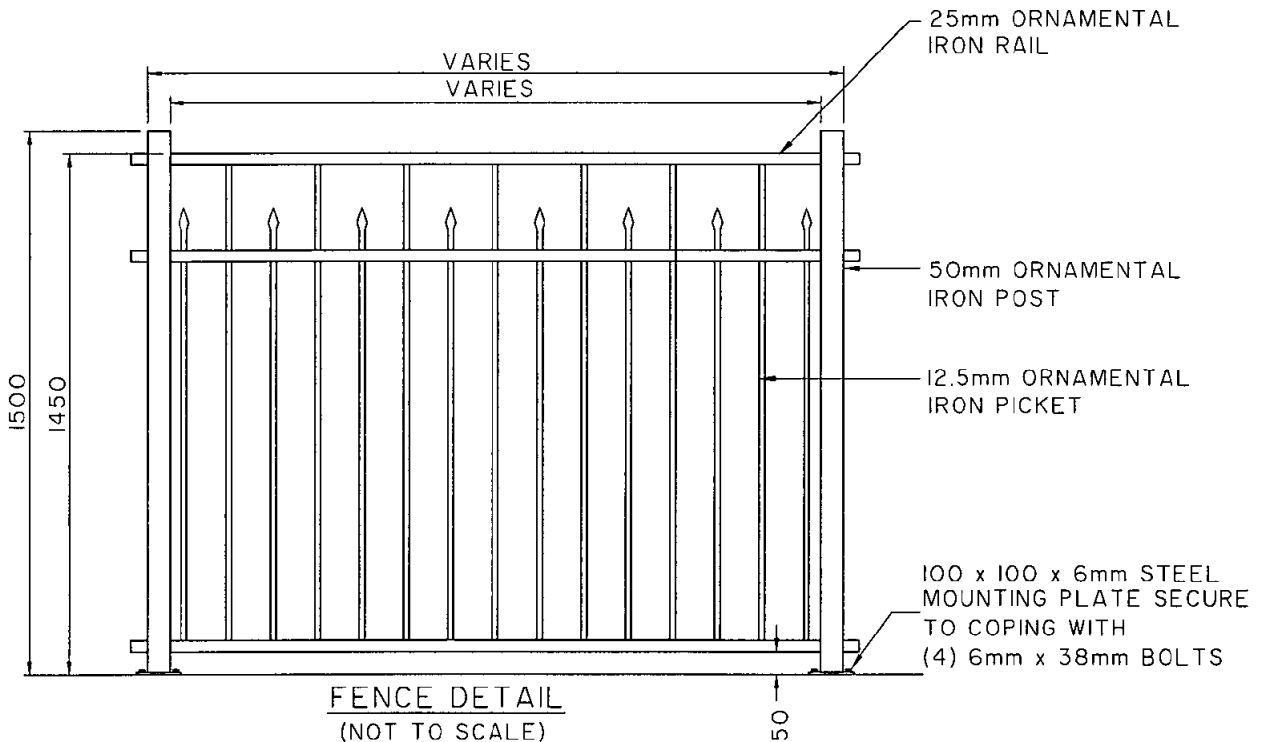
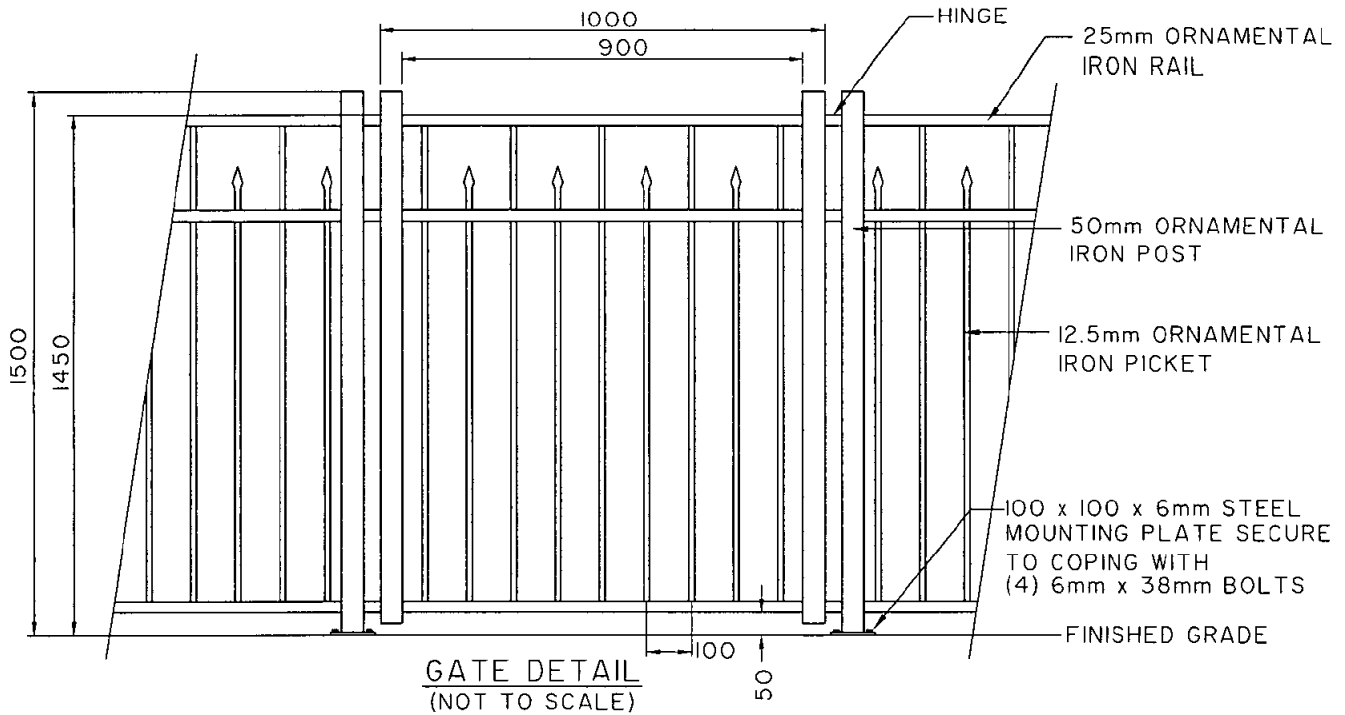
EXCEPTING THEREOUT ALL MINES AND MINERALS

DATE: November 20, 2007

Saved by: rpletzman

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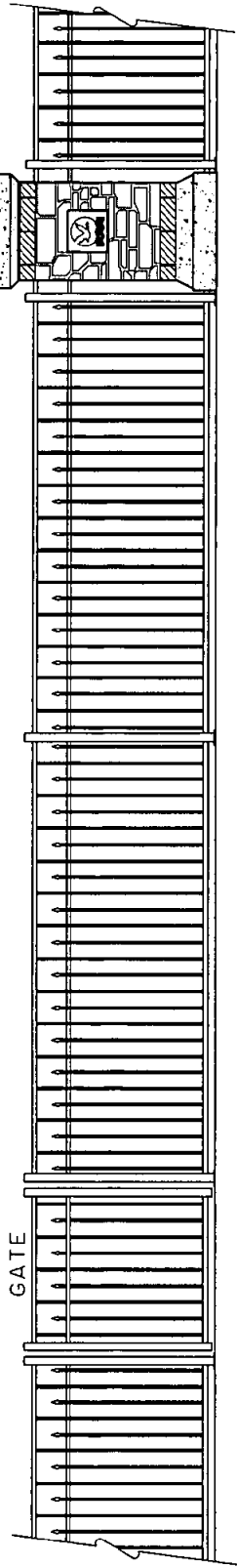
AECOM FILE NUMBER: 0699-791-25-07



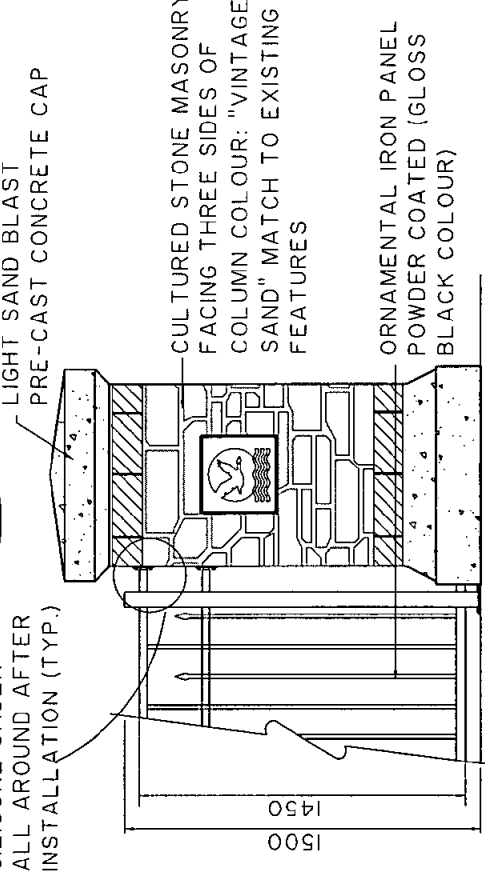
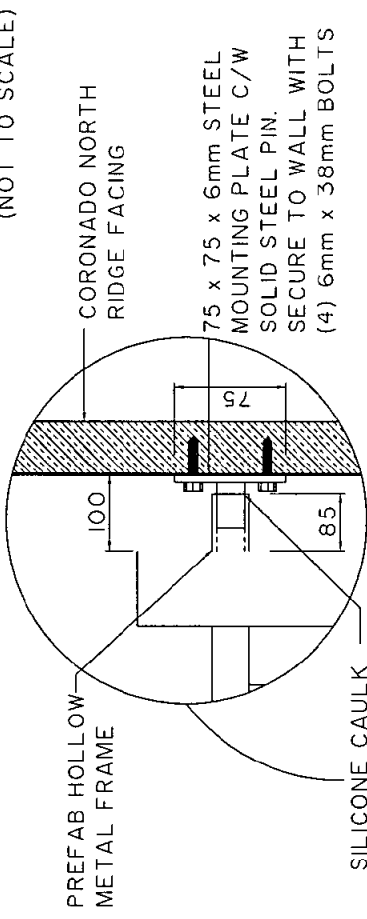
NOTES:
 ALL ORNAMENTAL IRON TO BE POWDER COATED (HAMMERED BLACK COLOUR)
 FENCE MANUFACTURER: MEDALLION INDUSTRIES
 SUPPLIER: CASCADE DISTRIBUTION

Genstar Development Company
LAKELAND RIDGE STAGE 13D2
Strathcona County

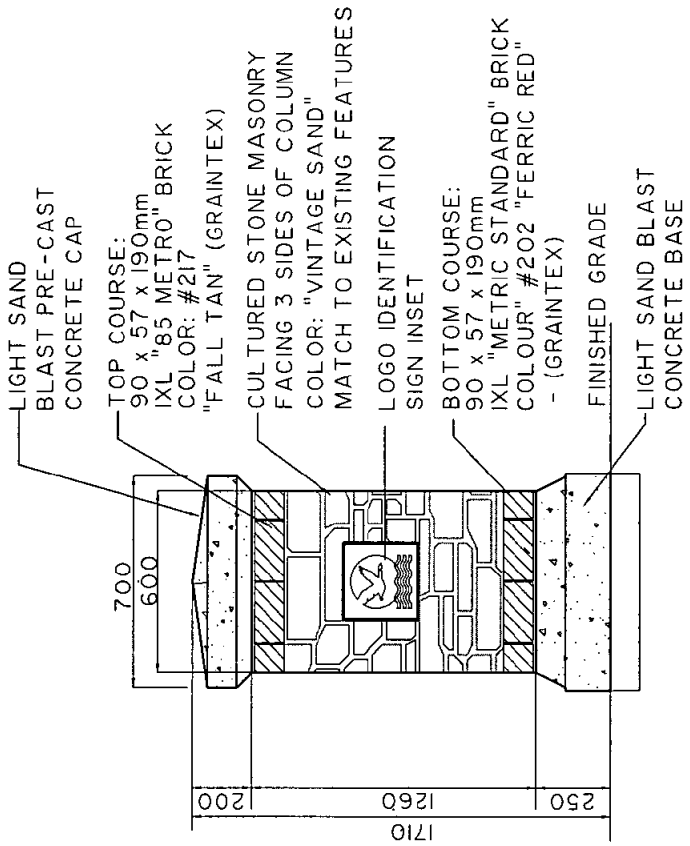
WROUGHT IRON FENCE
CONSTRUCTION SPECIFICATIONS



FENCE ELEVATION
(NOT TO SCALE)



TYPICAL MASONRY COLUMN CONNECTION
(NOT TO SCALE)



TYPICAL MASONRY COLUMN
(NOT TO SCALE)

Genstar Development Company
LAKELAND RIDGE STAGE 13D2
Strathcona County

WROUGHT IRON FENCE
CONSTRUCTION SPECIFICATIONS

SCHEDULE "C"

Burdened Lands

PLAN 092 9253

BLOCK 67, LOTS 31 TO 41 INCLUSIVE

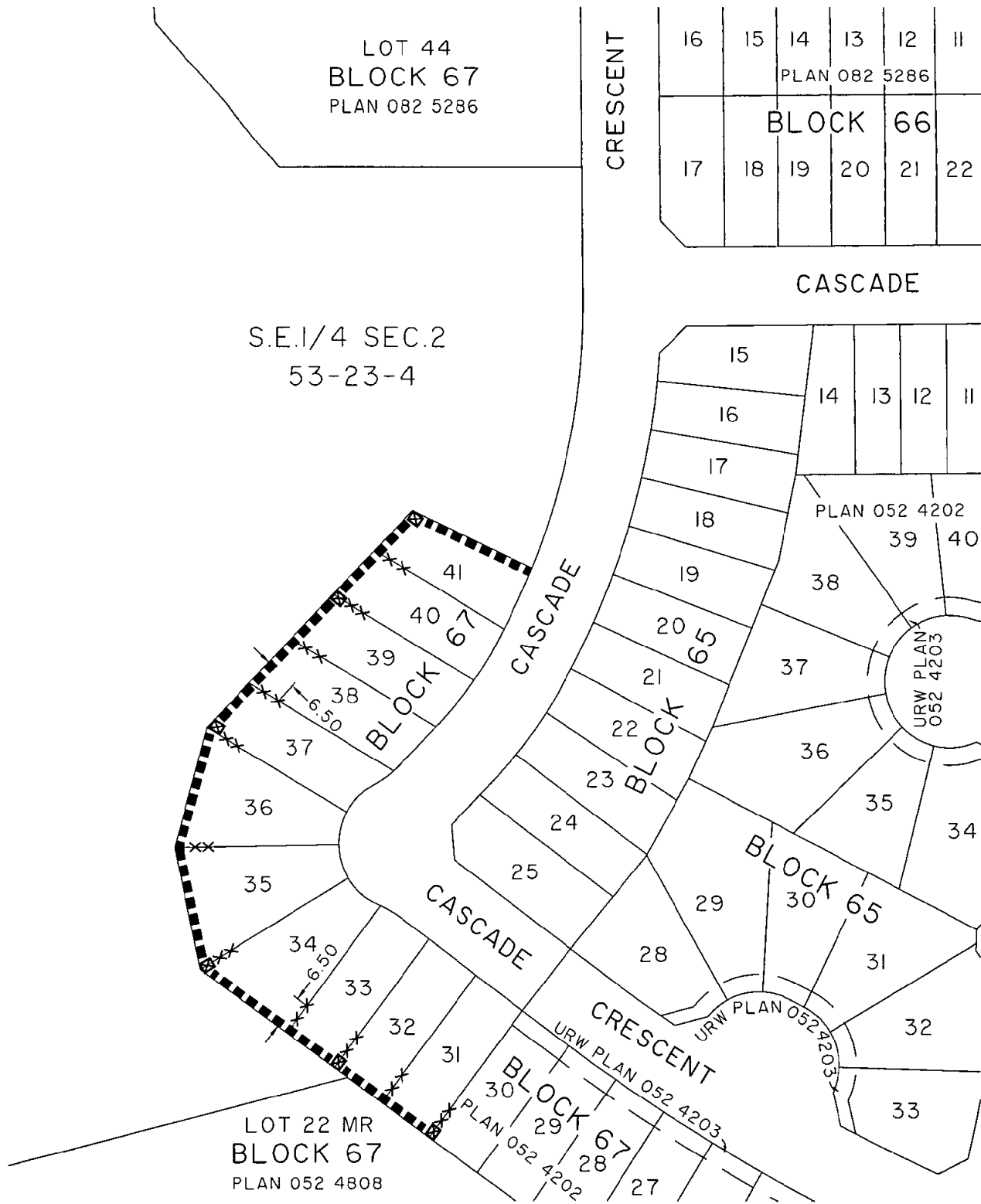
EXCEPTING THEREOUT ALL MINES AND MINERALS

DATE: June 18, 2009

Saved by: rpieterman

FILE NAME: 07A106.dwg

AECOM FILE NUMBER: 0689-791-25-07



LEGEND

- ■ ■ ■ ■ EXISTING WROUGHT IRON FENCING
- ⊠ Existing Fencing - Masonry Column
- × × — Future Fencing - Wrought Iron



Not to Scale

Genstar Development Company
LAKELAND RIDGE STAGE 13D2
 Strathcona County

WROUGHT IRON FENCE
LOCATION PLAN

Schedule D

AECOM

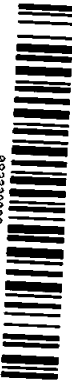
Dated this 28th day of July, 2009.

GENSTAR TITLECO LIMITED

RESTRICTIVE COVENANT
WROUGHT IRON FENCE AND REAR YARD
DEVELOPMENT

AECOM Canada Ltd.
17007 - 107 Avenue
Edmonton, Alberta
T5S 1G3

Lakeland Ridge, Stage 13D2
File 0699-791-25-07 / 3.1.1.7.FEN.RC.001.doc



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RESC - RESTRICTIVE COVENANT
DOC 10 OF 10 DRR#: C06B25C ADR/SLOVELL

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