

SCHEDULE "B"

**RESTRICTIVE COVENANTS
CANAAN HEIGHTS PHASE 1&2**

Applicable collectively to the following lots, referred to herein as the "Lands":

Phase-1 lots: 1, 2, 22, 23, 24, 25-AB, 29-A, 30, 31, 32, 33.

Phase-2 lots: 38, 40, 43, 44, 46, 47, 48, 49, 50, 51.

1. No use except for one detached single-family dwelling with an attached garage shall be permitted on the Lands.
2. No mobile, modular, log or relocated home shall be built or placed on the Lands.
3. (i) No dwelling built on Phase-1 lots shall have a roofline above a 21 foot view plane as measured from the center of the road in front of the dwelling, and the main level interior living area shall not be less than 1,200 sq. ft.

(ii) No single story (or 1.5 story) dwelling built on Phase-2 lots shall have a main level interior living area of less than 1,200 sq. ft.

(iii) No multi-story dwelling built on Phase-2 lots shall have a main level interior living area of less than 800 sq. ft. and the combined main level and second story interior living area shall not be less than 1,600 sq. ft.

*All living area calculations exclude the garage, basement, porches and decks.
4. No detached garage or other building shall be permitted except for one detached back-yard accessory building (with all exterior materials matching the residence) which shall not exceed 120 sq. ft. in area and 12 feet in height.
5. The Lands shall not be further subdivided without the express written consent of the Grantor.
6. Fences shall not extend beyond the residence toward the street. Fences shall be of an attractive design, and shall not exceed 6 feet in height.
7. No activity shall occur on the Lands prior to construction of the dwelling, which shall be completed within 1 year of commencement. Landscaping (and driveway asphalt or concrete paving) shall be completed within 6 added months. The building and the exterior premises shall thereafter be neatly maintained to a reasonable standard.
8. No wiring, poles, conduits or services shall be installed or visible above ground. Pools and propane tanks shall not be visible from the street. Solar arrays shall be low-profile and roof-mounted.
9. No excavation shall be made on the Lands other than for construction of the dwelling and for a swimming pool. No earth shall be removed except as necessary from the permitted excavation. Only clean earth (sand, soil, gravel, rock) as necessary for construction or for improvements of the grounds shall be deposited on the Lands.
10. No business or commercial activity shall be permitted, and no signage (except real estate signs) is permitted.
11. One vacation trailer, provided it is licensed and road registered, and is not occupied, may be parked on the driveway pavement only. No large truck, commercial equipment or material shall be kept on the Lands.
12. No poultry, livestock, kennels, or any animals other than normal household urban family pets, are permitted.
13. Notwithstanding anything herein contained, the Grantor may waive, modify, change or allow a variance to the restrictions herein in their application to any lot, lots or parcel of the Lands without notice to the owner of any other parcel of the Lands, and doing so shall not negate the validity of these restrictions to any other lot or parcel of the Lands. The restrictions herein are severable and the unenforceability or invalidity of any restrictions shall not negate any other restrictions. The burden of these covenants shall run with the parcel(s) hereby conveyed and shall remain in full force and effect until the year 2044 A.D.
14. These restrictions may be enforced by the owner of any lot.