



Schedule “B”

DESIGN COVENANTS

OVERVIEW OF COVENANTS AND RESTRICTIONS

The Esplanade design covenants and restrictions are designed to protect the natural beauty and biodiversity of the site. Respect for the environment and for your neighbours are central to the development ethos.

Preserving the natural beauty of this site is at the core of Esplanade's design values. Human intervention on natural landscapes should be limited in scope and blend seamlessly into its surroundings. The natural topography of the land as well as existing landforms, hills, terraces, cliffs, valleys, rocky outcrops, watercourses, etc., serve as the backdrop for this new neighborhood. This preservation of the natural state shall be implemented throughout, from individual lots, to trails and green spaces, to streetscapes.

1. CONSERVATION COVENANTS

Everything we do is informed by three distinct values: integration, community, and sustainability. The objective is to create a sustainable neighbourhood which celebrates the natural landscape and provides the infrastructure required for a coveted community.

To this end, the specific conservation covenants are as follows:

- Adherence to a designated area of approximately 5,000 square feet to be used for construction of the primary residence.
- Prohibition on swimming pools, unless pre-approved by the Esplanade review professional(s) or their representative(s).
- Prohibition on fencing; with some exemptions for privacy screens.
- Tree cutting restrictions.
- Single family homes only, with subdivision of individual properties prohibited.

Permanent and perpetual servitudes shall be established for the proposed trails and greenspaces, in favour of Municipality of La Pêche, Esplanade and every lot in Esplanade.

2. LAND USE COVENANTS

The house sites of Esplanade properties have been laid out in recognition of the characteristics unique to each lot. The distinct features of each site include consideration of driveways; topographical constraints and opportunities; sight lines; skylight, and view

potential through careful tree cutting, preservation of privacy between lots to the extent possible, and the coexistence of public trails and private properties.

All interventions, construction or landscaping must respect the natural topography of the lots and minimize the visual impact of human intervention. As such, cut and fill, retaining walls and other significant landscaping interventions must be kept to a minimum.

2.1 Designated Construction Area: Adherence to a designated area of approximately 5,000 square feet to be used for construction of the primary residence. All buildings must be substantially located within the Designated Construction Area assigned to each lot, a circle from the center of the building icon, which are shown on the individual lot description sheet provided for each lot.

2.2 Size of Primary Residence: Minimum principal building footprint of 100 m² (1076 ft²). Maximum principal building footprint of 275 m² (2960 ft²) for a one-story building, excluding the basement and walkouts; or 175 m² (1883 ft²) for a building having more than one story, excluding the basement and walkouts. All massing extending beyond the foundation shall count towards the building footprint.

2.3 Size of Secondary buildings: A maximum of three secondary buildings with a maximum total footprint of 75 m² (807 ft²) will be permitted. For the purposes of the Esplanade covenants, hot tubs are not considered in the count of secondary buildings.

2.4 Exterior Landscaping: Maximum exterior landscaping area of 425 m² (4574 ft²). Exterior landscaping is defined as any intervention or construction that modifies the existing natural state of the forest or land, excluding the footprints for principal and secondary buildings and driveways. Exterior landscaping includes, among others: tree cutting; grass; gazebos; decks, septic installations; hot tubs, and the tree-cutting area adjacent to principal and secondary buildings.

Significant elevation changes or the creation of large plateaus by use of cut, fill or retaining walls are prohibited. If earthwork is required, it shall consist of smaller areas, be balanced between cut and fill, and be well proportioned such to blend into the surrounding topography and environment.

2.5 Exterior lighting: Only dark sky lighting is permitted. Projecting lighting, architectural lighting and extensive landscape lighting are not permitted.

2.6 Tree cutting: Tree cutting is permitted as per the Municipality of La Pêche bylaws. An effort shall be made to replace trees that are cut or have fallen such to maintain the rural forest feel of the neighbourhood.

2.7 Total Intervention Area: Maximum total construction intervention area including the footprints of principal and secondary buildings as well as exterior landscaping area of 800 m² (8611 ft²). All area that is not used for one of these purposes must remain in its existing natural state and be preserved.

2.8 Conservation setbacks: A 6 meter wide "natural state" conservation setback is applicable from all lot lines. The land located within this setback must be preserved in its natural state. Only septic installations or wells may be constructed within this setback in exceptional cases, provided they conform with applicable municipal and provincial regulations and are approved by the developer. In addition to any existing or future Esplanade trail, only one entrance (driveway) per lot is permitted to cross this setback.

2.9 Driveways: The approximate location of all driveways is indicated on the Property Specification Sheet. Every effort must be made to minimize tree cutting for the purposes of a driveway and straight driveways are strongly discouraged. The property owner must get design approval from Esplanade or its representatives, in writing, prior to construction of the driveway.

Driveways must be at least 3.5 m in width and no more than 5 m. The sub-structure should be appropriate for the slope and the topcoat graded and/or crowned to ensure proper drainage. White gravel is prohibited. Paved driveways are permitted, at the discretion of the property owner.

To preserve a uniform neighbourhood look, driveway entrance monuments, permanent signage, decoration, lighting, or gates shall not be permitted.

2.10 Shared Driveways: Given the topography of the land, the desire to reduce human intervention and other site constraints, Esplanade has decided to require shared driveways for some lots. These shared driveways are designed in a Y shape such to provide every lot with a shared driveway component as well as a private driveway component.

Shared driveways shall be established by servitude giving the Dominant (non landowner) party the right to access their property through the shared portion of the driveway which will be located on the Servient (landowner) party's land.

Each owner shall be responsible for the maintenance and snow removal of their private driveway component. Either party shall be permitted to pave the shared component and the private component of their driveway at their own cost. Both parties are responsible for maintenance and snow removal of the shared component of the driveway at their own

cost, and to their own discretion. Any maintenance work must be followed by the reinstatement of the intervention area.

Vehicle parking or any obstruction of passage on the shared component of any shared driveway shall not be permitted and shall be subject to vehicle towing at the owner's expense.

2.11 Well and Septic: Only advanced secondary systems or higher performance systems shall be permitted. Any proposed changes to the location of septic systems or wells shall respect the proposed location of neighbouring septic systems and wells.

Furthermore, the municipality requires that every lot within phase 1 (lots 1 to 13) be connected to the municipal sewer system if the lot is contiguous to said system.

2.12 Additional Housing: A secondary building designed to serve as a separate suite shall be permitted. Such a building must be provided with sanitary services (toilets, showers, sinks, kitchen) and must be connected to the primary building's well and septic system. The overall design of the building shall compliment the primary residence.

The building shall have a height and floor area less than that of the primary residence. Furthermore, the footprint of the building shall have an area between 25 m² (269 ft²) and 45 m² (484 ft²). The location shall be approved by the design coordinator.

The driveway or parking area providing access to the lot shall not extend passed the primary residence, to reach the additional housing. A walkway shall connect the driveway or parking area to the additional housing.

2.13 Exterior Storage and Parked Vehicles: The exterior storage or parking of recreational vehicles, large commercial or industrial vehicles and trailers shall not be permitted.

Exterior storage of equipment, materials, excessive amounts of firewood (above a reasonable quantity for residential use), or any other objects of sorts shall not be permitted.

2.14 ATV's: The use of ATV's shall be prohibited on any portion of the Esplanade community, greenspaces, and pathways. Lawnmowers and other equipment shall be allowable for ground maintenance purposes but shall be stored out of sight within a building.

2.15 Animals: The presence of farm animals such as horses, goats, pigs, sheep, chicken, or any other domesticated animals, except for indoor pets, is strictly prohibited. Feeding wild animals shall not be permitted.

2.16 Short Term Rentals (Airbnb): Short Term Rentals shall not be permitted.

3. ARCHITECTURAL COVENANTS AND APPROVALS

House design must adhere to Esplanade's vision for rural architecture, set in a forest setting. Accordingly, massing and landscaping shall integrate well with the surrounding topography. Special attention will be paid to the exterior appearance of the design and landscaping. This includes natural material choices, colours, exterior lighting, ground cover choices, and tree cutting, in a way that compliments the chosen rural architectural style. Large sprawling buildings, generic suburban styles, foreign architecture, and building designs that do not seamlessly connect the interior spaces to the exterior shall not be accepted. Secondary buildings shall be designed to compliment the primary residence.

Prior to the start of design of the house and landscaping by the property owner, Esplanade and/or their representative will provide on-site consultation with the property owner to review the design potential of the lot. This is to include the routing of the driveway, siting of the main building and its massing (one storey versus two storeys), siting of possible secondary building (s), areas to clear for outdoor living, and architectural input on planning to best appreciate the features of the site.

Upon completion of design development drawings by the owner, and prior to submission of construction drawings for permit, the owner must submit the drawings to Esplanade and/or their representative for review and approval, in writing, as they pertain to these design covenants before any application for a permit is submitted to the municipality of La Pêche.

A site plan prepared by a land surveyor showing the location and surface area of the principal and secondary building footprints, all exterior landscaping areas as well as the location and width of the driveway, all conforming to the above covenants, must be submitted to Esplanade and/or their representative for review and approval, in writing, before any application for a permit is submitted to the municipality of La Pêche.

In their approval capacity, Esplanade and/or their representative shall act in good faith and with celerity, and may, according to the site topography, proposed structures and landscape, and general circumstances unique to each site, accept a derogation or variance

to the rules cited herein, at their discretion. As such, an approval of the submitted documents, in writing, shall be considered in conformance with the design covenants herein. Furthermore, Esplanade and/or their representative may remove the approval requirement at their discretion. This removal does not release the lot owners from their obligation to conform to the design covenants herein.

The approval by Esplanade and/or their representative is limited to the content of these design covenants and does not regard professional architecture, engineering, or code compliance.