

# BC OnLine



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L TSA - DOCUMENT RETRIEVAL

REQUESTED: 2008-06-16 14:01

CLIENT NAME: ROYAL LEPAGE WESTWIN REALTY - K  
ADDRESS: 800 SEYMOUR STREET  
KAMLOOPS BC V2C 2H5

PICK-UP INSTRUCTIONS:

USER ID: PX43291 APPLICATION NO.: X201360 KA PAGES: 003  
ACCOUNT NO.: 111376  
REFERENCE NO.: F68204 FOLIO NO.: STONE

REMARKS:

Help Desk Victoria ..... (250) 953-8200  
In B.C. .... 1-800-663-6102  
Administration Office ... (250) 953-8250  
Fax Number ..... (250) 953-8222

Persons who need to rely on a plan for legal purposes must examine the official version at the Land Title Office in which the plan is deposited. However, plans with plan numbers beginning with the letters EPP or EPS are electronic plans which constitute the official version.

REGISTERED KAX201360

RCVD:1987-08-05 PRNT: 2008-06-16-14.01.53.198598

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X201360

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LAND TITLE ACT  
Section 216(1)

RECEIVED  
LAND TITLES OFFICE  
KAMLOOPS BC

87 JUN -5 13:34

WE, ROBERT ROSHARD and KATE ELEFRIEDE CHARLOTTE ROSHARD  
both of P.O. Box 77 ~~Joint TENANTS~~  
Lillooet, British Columbia V0K 1V0

declare that:

- 1. We are the registered owner in fee simple of the following lands situate in the Kamloops Assessment Area, in the Province of British Columbia and being legally described as:

Lots 1 to 14  
District Lot 3 and District Lot 3056  
Plan 38426

LAND TITLE ACT  
Form 1 (Section 35)  
MEMORANDUM OF REGISTRATION  
Registered on application received on  
the day and at the first office hours  
J. C. Groves, Registrar  
Kamloops Land Title Office

21872216 IREG 16LK  
05/08/87  
PATS-BLS KAMLOOPS LTD  
MOM/TEHR 25.00

(hereinafter called "the lots")

- 2. We hereby create a Building Scheme relating to the lots.
- 3. A sale of any of the lots is subject to the restrictions enumerated in the Schedule.
- 4. The restriction shall be for the benefit of all the lots.

IN WITNESS WHEREOF we have hereunto affixed our hands and seals  
the 9<sup>th</sup> day of July, A.D. 1987.

SIGNED, SEALED AND DELIVERED  
In the presence of:

Name: [Signature]  
Address: 700-275 Lansdowne St  
Kamloops  
Occupation: solicitor  
(as to both signatures)  
A solicitor/Notary Public

} [Signature]  
} ROBERT ROSHARD  
} [Signature]  
} KATE ELEFRIEDE  
} CHARLOTTE ROSHARD

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See 216 GTA Inter alia

REGISTERED KAX201360

RCVD:1987-08-05 PRNT: 2008-06-16-14.01.53.198598

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SCHEDULE OF RESTRICTIONS

Lots 1 to 14 inclusive  
District Lot 3 and District Lot 3056  
Plan 58426

1. It is expressly understood and agreed that the covenants and agreements herein shall run with the land, and shall be binding upon all owners and all persons claiming through, under or in trust for them, and for the purpose of ensuring that the said covenants will continue to run with the land or any part thereof, express notice of the said covenants and agreements are hereby given.
2. The residential dwelling houses to be erected on the lots in the subdivision shall have a minimum finished floor area of 900 square feet.
3.
  - (a) For the purpose of maintaining the aesthetic quality of the said lots, the construction or erection of any building, structure, fence, sidewalk, roadway, excavation, sewage system or other improvement (hereinafter called "structure") shall not be commenced on any lot without the prior approval in writing of the owner, being first had and obtained;
  - (b) Such approval may be granted by the owner upon working drawings, plans, specifications and such other documents or information as may reasonably be required to portray the exterior of such structure (hereinafter referred to collectively as "plans") being presented to the owner in duplicate, requesting such approval. Such plans shall portray the size, height, siting on the lot, exterior finish, grading, sewage disposal, driveways and entrances, drainage, easements and such other pertinent information as may be reasonably be required to clearly depict the structure for which approval is sought;
  - (c) Upon approval of the plans being given by the owner, no change or variation as to the exterior of the structure from the said plans shall take place without plan showing such change or variation being resubmitted to the owner for approval of such change or variation;
  - (d) Details of the interior of any structure or building need not be submitted for approval or for re-approval by the owner;
  - (e) Approval of such plans may be withheld by the owner, if in the opinion of the owner, or anyone authorized by him, the proposed structure is not in harmony with other structures or proposed structures in the said subdivision particularly in regard to such structure's height, siting on the said lot, exterior design, exterior finish, including color.
4.
  - (a) Any dwelling or structure erected on the said lands shall be fully completed on the exterior within a period of one (1) year from the date of commencement of construction. Metal roofs will be required to be painted.

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- (b) All trees, shrubbery, lawns, fencing or other site improvements must be maintained in good order so as not to be detrimental to the appearance of the subdivision.
- 5. Except for the purposes of construction, no temporary building or mobile home shall be erected or placed on a lot.
- 6. No lot shall be used for the purpose of a fur farm, wood yard, storage of scrap, junk, motor vehicles or other unsightly or odorous matters.
- 7. No trailer or commercial vehicle of any kind exceeding 5,000 pounds gross vehicle weight or equipment shall be parked or stored on any part of any lot.
- 8. Nothing contained herein shall be construed or implied as imposing on the owner any liability in the event of non-compliance with or nonfulfillment of any of the restrictions contained herein. Any approval granted by the owner hereunder shall pertain only to the exterior aesthetic or harmonious quality of the structure or structures depicted by such plans and shall not in any way mean or be construed to mean that the owner has passed any judgment or opinion as to the safety, fitness of use, compliance with any law, rule, regulation, zoning or ordinance pertaining to such structure.
- 9. So long as the owner remains owner of any portions of the subdivision or any lot therein, the owner expressly reserves the right of exempting any portion of the subdivision or any lot from all or any of the restrictions and benefits herein set out.