025687

Form ...

'81 SEP 10 PM 3 36

LAND TITLE ACT FORM 35 (Section 216(1))

DECLARATION OF BUILDING SCHEME

Full name, address, telephone number of person presenting application:

DANNEKER AND COMPANY
Barristers and Solicitors
3317 - 30th Avenue
VERNON, British Columbia
V1T 2C8 Phone: 545-3161

NATURE OF INTEREST:

CHARGE: Building Scheme

REGISTRY FEES OF: $10.00

RETURN COPIES TO: 126 200
BEFORE REGISTRY DEPARTURE

Signature of Applicant(Solicitor or Agent)

I, Edward Piotrowski, of Hich Road, Revelstoke, British Columbia,

President of Crescent Park Development Ltd., DECLARE:

1. Crescent Park Development Ltd. is the Registered owner in fee simple of the following land (hereinafter called the "lots"):

Parcel "A" (see 125658-I)
Except part subdivided by Plan 6000
Legal Subdivision 2
Section 26
Township 23
Range 2
West of the 6th Meridian
District - Kootenay

LAND TITLE ACT
Form 1
MEMORANDUM OF REGISTRATION
Registered on application received on the day and at the time written hereon
Registrar
Nelson Land Title Office

2. Crescent Park Development Ltd. hereby creates a building scheme relating to the lots.

3. A sale of any of the lots is subject to the restrictions enumerated in the schedule attached or annexed hereto.

4. The restrictions shall be for the benefit of all the lots.

The Corporate Seal of
CRESCENT PARK DEVELOPMENT LTD.
was hereunto affixed in the presence of:

Edward Piotrowski, President

Authorized Signatory

7941 TRN 1 of 200 1 CK 11/09/80
FEE - $10.00 HELDER 4.30

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SCHEDULE

RESTRICTIONS

1. The said lands are reserved for the construction of single family residential dwellings only, except detached or semi-detached garage or a green house for the use of the occupant only.

2. No lot may be subdivided without the written consent of Crescent Park Development Ltd., however, two or more lots may be consolidated for the purpose of using the same as one lot.

3. No Mobile Homes, House Trailers or other forms of Mobile Housing ordinarily used for living purposes shall be parked on or affixed to or in any way attached to the said lots.

4. Travel trailers, truck campers, and self-propelled campers may be stored on the said lots but under no circumstances may they be used for living purposes within the said property and they may only be stored as aforesaid, behind the front line of the house.

5. No birds, animals, reptiles or other livestock, except domesticated house pets, shall be kept on the said lands and domesticated household pets shall not be kept for sale or kept in any way which, in the opinion of the Grantor, may be or may become a nuisance or annoyance to the Grantor or to persons deriving title under him.

6. All garbage or waste materials must be stored in metal or plastic containers and no such garbage or waste materials are to be burned on the said property.

7. No fence exceeding the height of five feet shall be erected on the said lots and no barb wire or electric fence shall be used.

8. No improvements on the said lots shall be allowed to enter into a state of disrepair and all improvements shall be properly painted and maintained.

9. No commercial vehicles, save only those used for personal transportation and of a kind designated by the manufacturer to be of a net capacity not exceeding one ton and no unlicensed vehicle shall be kept or stored on the said lands or adjacent streets.

10. No dwelling constructed on the said lands shall be allowed to remain uncompleted on the exterior thereof for longer than twelve (12) months from the date of issue of the municipal building permit.

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11. No billboards, placards, advertising material or signs of any political, commercial or religious content or nature, except one sign having a surface area not exceeding six square feet and intimating that the property is for sale, shall be kept on or in any lot, building or adjacent street.

12. None of the said lands or any part thereof whether occupied or unoccupied, shall be allowed to become overgrown with weeds, tall grasses or undergrowth or allowed to become a nuisance or fire hazard to the neighbourhood.

13. No residence or building used as a residence having a living area of less that 1,000 square feet per floor shall be erected on any of the lots against which these Restrictive Covenants are registered.

14. The Grantor reserves the right to waive any or all of the covenants contained within this building scheme.

LAND TITLE ACT

Form 4
(Section 44)

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PROOF OF EXECUTION BY CORPORATION

I CERTIFY that on the 1st day of September, 19 81, at Vernon, in British Columbia,

EDWARD FIOTKOWSKI

(Person thereby has been proved by the evidence of one of

who is) personally known to me, appeared before me and acknowledged to me that he/she is the authorized signatory of CRESCENT PARK DEVELOPMENT LTD.

and that he/she is the person who subscribed his/her name and affixed the seal of the corporation to the instrument, that he/she was authorized to subscribe his/her name and affix the seal to it, †(and that the corporation existed at the date the instrument was executed by the corporation.)

IN TESTIMONY of which I set my hand and seal of office,

at Vernon, B.C.

this 1st day of September, 19 81.

G. W. WAGNER
Barrister & Solicitor
3317 [illegible]
VERNON, B.C.

A COMMISSIONER FOR TAKING AFFIDAVITS
FOR BRITISH COLUMBIA

*Where the person making the acknowledgment is personally known to the officer taking it, delete and the words in brackets.

†These words in brackets may be added, if the applicant wishes the registrar to exercise his discretion under section 162(5) not to call for further evidence of the existence of the corporation.

‡Write name and qualification under Section 48, e.g., A Commissioner for Taking Affidavits for British Columbia.