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R 58476

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

DECLARATION OF BUILDING SCHEME

Nature of Interest:	Applicant:
Charge: Building Scheme	Pearlman & Lindholm Barristers & Solicitors
Herewith Fee: \$10.00	Third Floor, 736 Broughton St. Victoria, B.C. V8W 1E1 388-4433
Channel Ridge Properties Limited LFL/JS	<i>J. Matthews</i> Signature of Authorized Agent

CHANNEL RIDGE PROPERTIES LIMITED (Inc. #280481),
Developer, of Third Floor, 736 Broughton Street, Victoria, British
Columbia, V8W 1E1, DECLARES:

1. It is the registered owner in fee simple of the following lands
(hereinafter called the "Lots"):

Lots 1 to 8, inclusive
District Lot 4
North Salt Spring Island
Cowichan District
Plan ~~4373~~ 43713

07/08/86 A0462 CHG NOM 10.00

2. It hereby creates a Building Scheme relating to the Lots.

3. A sale of any of the Lots is subject to the restrictions enu-
merated in the Schedule attached or annexed hereto.

LAND TITLE OFFICE
VICTORIA B.C.

CH 00 43
JUL 86 10 43

FORM 1 (Section 16)
MEMORANDUM OF REGISTRATION
Registered on application received on
the day and time written hereon
K.D. JACQUES, Registrar of the
Victoria Land Title Office

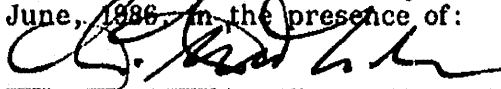
43913

Pearlman & Lindholm

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

THE COMMON SEAL of CHANNEL)
RIDGE PROPERTIES LIMITED was)
hereunto affixed at the City of)
Victoria, Province of British)
Columbia, this 27th day of)
June, ~~1986~~ in the presence of:)



Authorized Signatory)

President

Authorized Signatory)

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CHANNEL RIDGE PROPERTIES LIMITED
SCHEDULE OF BUILDING RESTRICTIONS

1. No owner shall cut or cause to be cut any trees within 25 metres of the westerly boundary of any lot (contiguous to Sunset Drive) or any mature trees within 10 metres of the southerly, northerly or easterly boundary of any of the said lots without the permission of Channel Ridge Properties Limited (hereinafter called "Channel Ridge") first obtained in writing. For the purpose of this restriction, mature trees are deemed to be any tree 14 inches or more in diameter at a height of 1 foot above ground level.
2. No construction of any buildings shall be permitted within 25 metres of Sunset Drive (the westerly boundary) or within 10 metres of the southerly, easterly or northerly boundaries of any lot, nor within 10 metres of the Private Road shown on the Plan marked as Exhibit "A" without the consent of Channel Ridge, save in respect of Lot 1, in which case the restrictions as to the easterly, westerly and northerly boundaries and Private Road apply but the setback for the southerly boundary shall be 15 metres rather than the 10 metres, without the consent of Channel Ridge.
3. No radio or television antenna or other device shall be erected upon any lot unless the same is not visible from a neighbouring lot owner's private residence within the subdivision.
4. The keeping of animals upon any lot is prohibited without the written consent of Channel Ridge, save for horses and household pets, so long as the same are kept within the boundary of the said lot.
5. No owner shall erect a chain link or barbed wire fence, and only fences constructed of wood or page wire with wooden posts finished in a natural dark finish shall be erected.

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6. No mobile home may be kept on any lot for use as a permanent dwelling.
 7. No boats, trailers, mobile homes or other article of transportation shall be kept upon any lot unless the same is not visible from a neighbouring lot owner's residence within the subdivision.
 8. The lands shall be devoted for use only as a private residence with complementary outbuildings for use as a hobby area or horse paddock.
 9. No dwelling house or accessory building erected on any lot shall be used for any purpose other than a private residence or hobby area, except for arts, crafts and professional occupations engaged in solely by the residents of the dwelling house.
 10. (a) A Private Road has been constructed for the benefit of all the lot owners within the building scheme, as shown on a certain Reference Plan of Easement (Plan 43913) through part of the said lands prepared by Brian G. Wolfe-Milner, B.C.L.S., and filed in the Land Title Office in Victoria, British Columbia. Every lot owner and his respective successors in title shall so long as they or any of them are the registered owners of the said Lots well and sufficiently repair and maintain the said Private Road, including the reasonable and proper maintenance of the roadway surface, the clearing of snow and all obstacles or debris from the said Private Road, and all costs of such repair and maintenance shall be borne equally by each of the owners for the time being of the said Lots, so that each registered owner of each of the said Lots shall so long as he is the registered owner of the same be responsible for a one-eighth (1/8th) share of the reasonable and proper maintenance costs of the Private Road. The reasonable and proper costs of the maintenance of the Private Road shall be those costs approved by five-eighths (5/8ths) or more of the owners for the time being of the said Lots 1 to 8, inclusive, within the lands.

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(b) In the event that a purchaser or transferee shall fail to pay his proportional share of the said maintenance costs (the "Defaulting Transferee"), then any one of the registered owners for the time being of the said Lots 1 to 8, inclusive, of the lands may pay the Defaulting Transferee's proportional share of the maintenance costs (the "Contributing Transferee"), whereupon the sum so paid shall be a debt due and owing by the Defaulting Transferee to the Contributing Transferee, with interest at twelve (12%) per cent per annum until paid. In the event the Contributing Transferee is obliged to resort to a Court of law in order to enforce the Defaulting Transferee's obligations hereunder, then the Contributing Transferee shall have its costs in the action on a solicitor and client basis.

11. It is intended that these restrictions shall be for the benefit of and be binding upon the registered owners of each and every of the said lots, and their heirs, successors and assigns.

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LAND TITLE ACT

FORM 6

(Section 46)

PROOF OF EXECUTION BY CORPORATION

I certify that on the 27 day of June 1986, at the City of Victoria in British Columbia, Louis F. Lindholm (whose identity has been proved by the evidence on oath of (state full name, address and occupation)

who is personally known to me, appeared before me and acknowledged to me that he/she is the authorized signatory of CHANNEL RIDGE PROPERTIES 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 the City of Victoria, Province of British Columbia, this 27 day of June 1986.

[Signature] A Commissioner for taking Affidavits for British Columbia

DEPOSITED

PLAN R58476

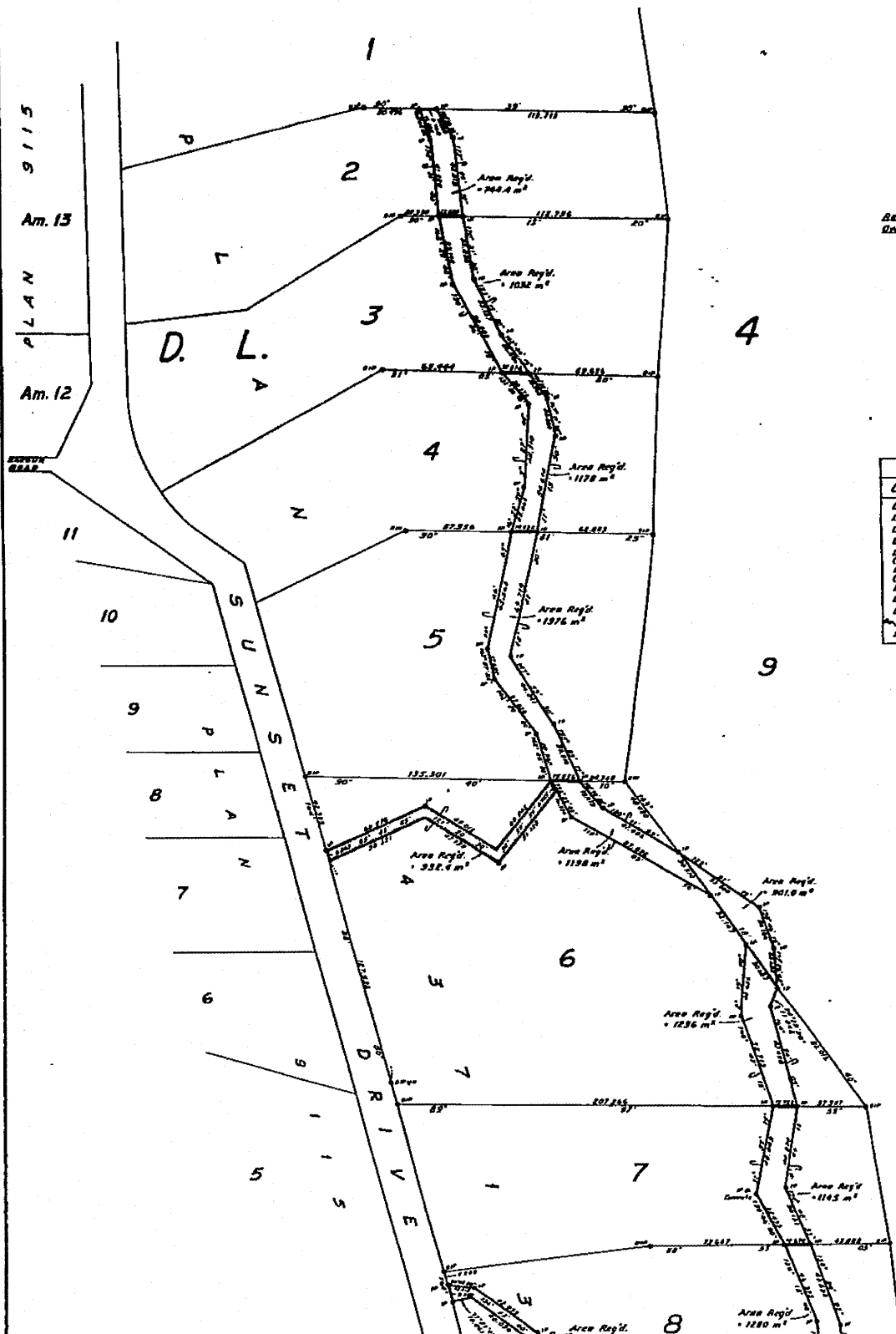
REFERENCE PLAN OF EASEMENT THROUGH PARTS OF DISTRICT LOT 4, THE REMAINDER OF SECTION 13, RANGE 3 WEST, AND THE REMAINDER OF SECTION 13, RANGE 4 WEST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT.

Deposited in the Land Title Office at Victoria, B.C. this ____ day of _____ 19__

Registrar

Deposited pursuant to Section 39(1)(a) of the Land Title Act.

Scale - 1:1250

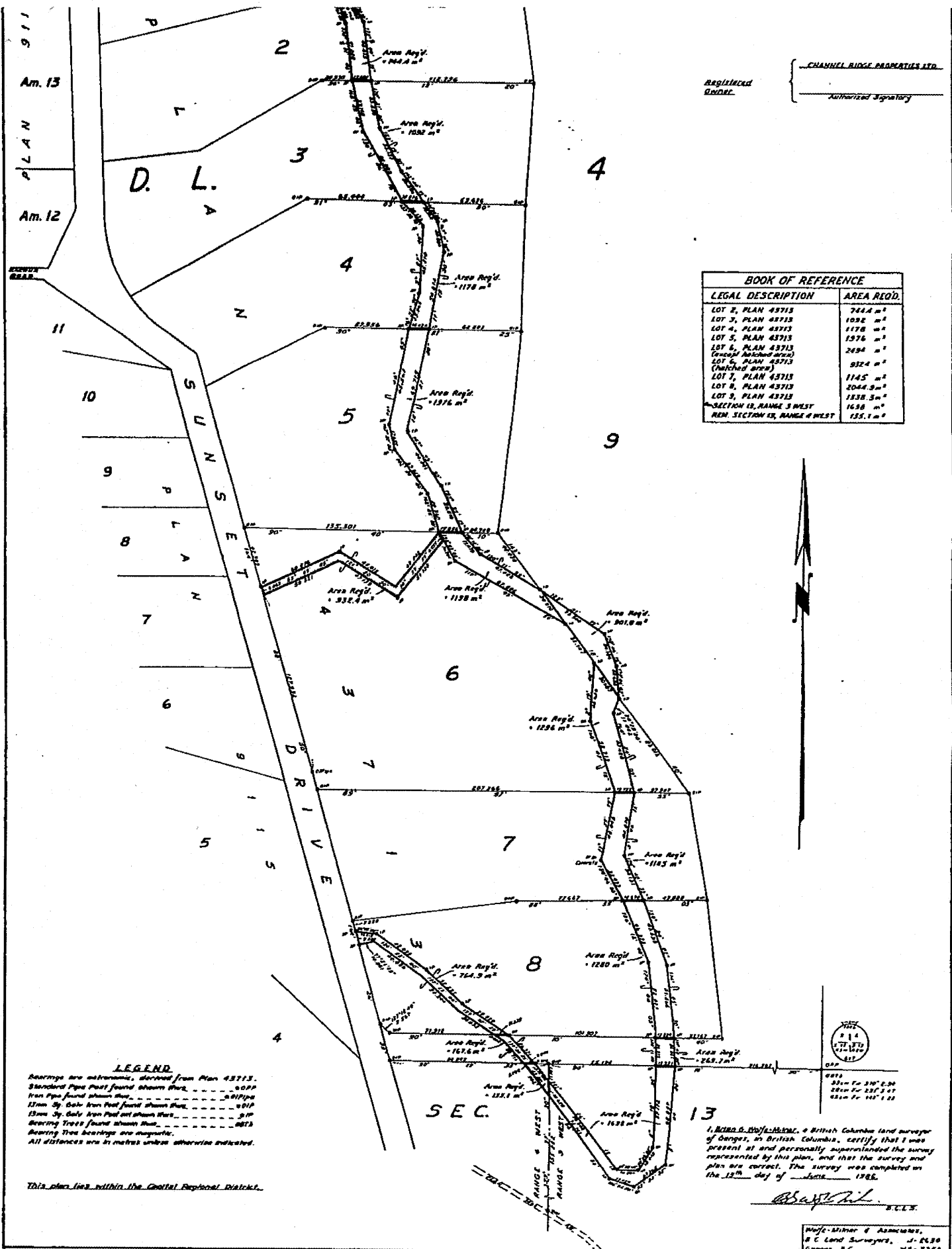


Engineered
DRAWN

CHANNEL RIDGE PROPERTIES LTD
Authorized Signatory

BOOK OF REFERENCE	
LEGAL DESCRIPTION	AREA REQD.
LOT 2, PLAN 43713	766.6 m ²
LOT 3, PLAN 43713	1092 m ²
LOT 4, PLAN 43713	1178 m ²
LOT 5, PLAN 43713	1376 m ²
LOT 6, PLAN 43713	2494 m ²
LOT 6, PLAN 43713 (Churches area)	3324 m ²
LOT 7, PLAN 43713	1145 m ²
LOT 8, PLAN 43713	2044.9 m ²
LOT 9, PLAN 43713	1338.3 m ²
SECTION 13, RANGE 3 WEST	1638 m ²
REM SECTION 13, RANGE 4 WEST	135.1 m ²





CHANNEL RIDGE PROPERTIES LTD.
 Registered OWNER.
 Authorized Signatory

BOOK OF REFERENCE	
LEGAL DESCRIPTION	AREA REQD.
LOT 2, PLAN 43713	744.4 m ²
LOT 3, PLAN 43713	1032 m ²
LOT 4, PLAN 43713	1178 m ²
LOT 5, PLAN 43713	1576 m ²
LOT 6, PLAN 43713 (except hatched areas)	2494 m ²
LOT 7, PLAN 43713 (except hatched areas)	3324 m ²
LOT 8, PLAN 43713	1145 m ²
LOT 9, PLAN 43713	2064.8 m ²
LOT 10, PLAN 43713	1338.3 m ²
SECTION 13, RANGE 3 WEST	1638 m ²
REM. SECTION 13, RANGE 4 WEST	155.1 m ²

LEGEND
 Bearings are astronomic, derived from Plan 43713.
 Standard Pipe Post found shown thus: ———— 60PP
 Iron Pipe found shown thus: ———— 60IP
 13mm Sp. Galv Iron Post found shown thus: ———— 60IP
 13mm Sp. Galv Iron Post not found shown thus: ———— 60IP
 Bearing Tree found shown thus: ———— 60BT
 Bearing Tree bearings are magnetic.
 All distances are in metres unless otherwise indicated.

This plan lies within the Coastal Regional District.

I, **ROD G. DUFF-MORRE**, a British Columbia land surveyor of Ganges, in British Columbia, certify that I was present at and personally supervised the survey represented by this plan, and that the survey and plan are correct. The survey was completed on the 12th day of June 1986.
R. G. Duff-Morre
 S.C.L.S.

Wells-Millar & Associates,
 B.C. Land Surveyors, J-2630
 Ganges, B.C. M3-2738