

SECTION C

RESTRICTIONS IN THE DECLARATION

This section is provided to Owners in an effort to help clarify the legal language and restrictions in the Declaration Document.

The architectural theme for the Ballantrae Golf and Country Club has focused on establishing compatibility between buildings. Single family residences erected on the Units carry through a high quality luxury design and golf club theme through appropriate architectural features. Special attention has been paid to designing the rear appearance and landscaping of the houses.

Homes and property must be maintained in original condition. Any new construction and any maintenance, alteration, addition or replacement to a dwelling or landscaping on a Unit, if performed by any Owner other than the Declarant, is governed by the Quality Assurance and Design Code.

The Restrictions have been re-organized into categories and language has been made less legalistic.

The restrictions are categorized into 3 parts:

- 1. Construction Elements**
- 2. Landscaping Elements**
- 3. Other Exterior Elements**

Items are alphabetical in each section.

Despite any descriptions provided, the Declaration remains the authoritative document for the Restrictions and details of the Quality Assurance and Design Code.

4a. QUALITY ASSURANCE AND DESIGN CODE

The numbers in brackets following the items refer to the sections of Article 4.2.a in the Declaration.

1. Construction Elements

Additions, extensions (#11)

No additions or extensions may be installed on original dwellings constructed by the Declarant.

Central air conditioning (#9)

Central air conditioning units may not be located in a front or rear yard and no portable wall or window units are allowed. The air conditioning units shall be mounted off the ground with steel wall brackets as provided by the manufacturer.

Exposed roof vents (#7)

All original exposed roof vents are to match the colour of the roof shingles on the original dwelling. All additional vents must be pre-approved and must meet the same standards.

Exterior colours (#10)

Exterior colours on painted and pre-finished surfaces are limited to the colours supplied and installed on original dwellings. See Section E-3 for details.

Exterior lights (#14)

Exterior lights are to be of an indirect nature. Spotlights are prohibited. Replacements of exterior lighting will be of the same size, style, and of equal or upgraded quality as installed on the original dwellings.

Exterior Wall Construction (#2)

Exterior wall construction is brick with aluminum or stucco siding, all in the BGCC theme. Stone may have been incorporated for detail. Only the brick or stone siding used in the construction of original homes is acceptable. See Section E: – Exterior Packages S 1.

Foundation Walls (#4)

Foundation walls are not to be exposed in a vertical direction for more than eight (8) inches. Foundation walls extending above eight (8) inches shall be clad in a manner consistent with the dwelling walls above.

Garages (#6)

The garage must be maintained as such and may not be converted to habitable space.

House Numbers (#14)

The replacement house numbers will be of the same size, style, and quality as installed on the original dwellings. Illuminated house lights are prohibited.

Roofs (#3)

Roofs are covered with asphalt shingles with a minimum slope of 6 ¾" to 12". Fascias, soffits, eaves troughs, rain water leaders and down spouts are pre-finished aluminum of predetermined colours. See to Section E: – Exterior Colour Packages S 1.

Zoning (#5)

All units of BGCC in YRVLCC No.1066 have been registered as single family units in the Township of Whitchurch-Stouffville and as a minimum conform to the Zoning Standards of the Township and the Ontario Building Code.

2. Landscaping Elements

Driveways (#15)

All driveways and parking surfaces are interlocking brick or cobblestones. Driveways installed with the original dwelling may not be altered and no borders of stone, pavers or other material may be placed against the outside edges of the original driveway. Colours and patterns have been predetermined by the Declarant and may not be changed. Repairs must use the same type and colour of interlocking brick or cobblestone pavers.

Fences (#23)

All fences, partitions and barriers, including ornamental, privacy, decorative and invisible pet fences, are prohibited.

Garden Standards (#16)

Gardens and plantings installed around the original dwelling shall be considered to be the Standard Gardens. No additional gardens may be installed by the Owner and the size, shape, dimensions and location of Standard Gardens may not be altered. Owners shall not plant any additional trees, shrubs, perennial plant material, grass, perennial or annual fruits or vegetables, on the property. No borders of rock, stone or other material that may interfere with maintenance of landscaping shall be installed in the Standard Gardens. See Section E: S 7-8 for the approved list of plants for each house model type, and the expanded lists S 9-10.

Grade of Property (#19)

No Owner may alter the grade of the Property or install any landscaping or other improvements on or to the original dwelling which may obstruct or alter the drainage pattern of the Property.

Hedges, Dense Plantings (#18)

Hedges and/or dense plantings are not permitted along or adjacent to any property lines.

Irrigation System

The irrigation system on the Owner's Property may not be altered in any way by the Owner. Any proposed changes must be requested from the Irrigation Service Provider. All changes must be done by the Condominium No.1066 contracted Irrigation System Maintenance Contractor; all such changes must be paid in advance by the home owner. All damage to the systems or malfunctions should be reported immediately to System Maintenance Contractor.

Landscape Design (#13)

Landscape design shall be compatible with the surrounding environment. Landscaping should enhance the streetscape and ensure that views of the Golf Course and views from adjacent properties are not blocked.

Replacement of Diseased or Dead Plant Material

The replacement of diseased and dead plants, shrubs, trees, grass on the owners property is the responsibility of the Owner. Replacement must be made in spring or fall of the same year the plant has died and is to be of the same type and quality as the original. See Section E: S 7, S 7a for the approved list of plants for each house model type, and the expanded lists S 8 and S 9.

NOTE: No additional trees, shrubs or gardens may be added to the "Standard Gardens" or yard area.

Other Exterior Elements

Signs (#20)

- a. Advertising materials
- b. Billboards
- c. Home Business Signs
- d. Notices
- e. Personal Name Plaques
- f. Real Estate Signs

These signs are not permitted on the owner's property, including the exterior of dwellings, or in the windows of dwellings where visible from the outside.

Vehicles (#21)

- a. Cars
- b. Boats
- c. Campers
- d. Motorcycles
- e. Recreational Vehicles
- f. Seasonal Vehicles
- g. Snowmobiles
- h. Trailers

All vehicles must be stored and serviced in the garage.

They may not be parked or serviced on the common areas or in the driveway.

Cars should be parked in the garage on a regular basis, but are permitted in the homeowner's driveway if necessary.

No automotive repairs of any kind may be carried on in the driveways.

Outbuildings and Structures (#22, 24, 26)

(revised July 2021)

- a. Belvederes
- b. Bird Baths
- c. Decorative Garden Flags (new – effective Jan. 2022)
- c. Exterior Clotheslines
- d. Flag Poles (*other than those fixed to the home*)
- e. Fountains
- f. Gazebos
- g. Hot Tubs
- h. Lanais
- i. Lawn Ornaments
- j. Mail Boxes
- k. Pergolas
- l. Porch Enclosures (meaning attached or permanent enclosed structures)
- m. Sand Boxes
- n. Saunas
- o. Statues on lawn or in gardens
- p. Storage Sheds
- q. Swimming Pools
- r. Swing Sets
- s. Trampolines
- t. Wood burning fireplaces

All of the above are prohibited; refer to Declaration for a complete list.