

SCHEDULE "B"**ELMER LOHNES LUMBERING LIMITED****PINE GROVE SUBDIVISION****RESTRICTIONS AND COVENANTS**

The lands to which these building restrictions shall apply (hereinafter called the said lands) include the lot described in Schedule "A" hereto annexed. The said Grantee for himself, his heirs, executors, administrators and assigns hereby covenants, promises and agrees to and with the said Grantor and its Assigns that he will observe and perform the following provisions:

1. The Grantee agrees that no structure known as a "mobile home", "mini-home", or "modular home" shall be erected or stand upon the said lot or any part thereof.
2. That the Grantee consents to the installation of and access for maintenance of sewer and water systems and of power, telephone and television lines, poles, and equipment (hereinafter called the "equipment") above and below ground, provided that the equipment shall not be installed or located in manner or place so as to unreasonably interfere with the ownership or enjoyment of the lot(s) or unreasonably affect or detract from the appearance of the lot(s) and any dwelling house(s) thereon. Should the Grantor enter upon any of the lots(s) for the above noted purposes, it shall be obligated not to permit waste thereon and be further obligated to restore the said lot(s) to its original condition.
3. That no animals other than the standard household pets shall be kept on the said lot(s) and further that no breeding of animals for sale will be carried on.
4. That no excavation or dumping of material will be permitted on the lot(s) except for the purposes of construction, landscaping or grading. That the Grantee shall remove all materials which are surplus to the requirements of the site grading and drainage plan approved by the Grantor for the lot(s) within a reasonable time after completion of any construction, landscaping or grading.

5. **The said lot shall be used for residential purposes only. However, the owner of the lot may erect a garage or workshop to the side or rear of the dwelling house in which the owner may do as he wishes including the repair or maintenance of machinery, furniture and other goods and chattels subject to that use shall not be a nuisance to the occupants of any neighboring lands or buildings.**
6. **No trailer of any kind shall be parked or placed upon any part of the said lot if it is to be used for the purposes of living, sleeping or eating accommodation on the said lot.**
7. **No building waste or other material of any kind shall be dumped or stored on the said land except clean earth for the purpose of levelling in connection with the erection of a building thereon or the immediate improvement of the grounds.**
8. **That these covenants shall be read with all grammatical and gender changes appropriated by reason of more than one Grantee, or one or more Grantees being feminine or neuter, and all covenants, liabilities and obligations shall be joint and several.**

AND THE SAID GRANTEE for himself, his heirs, executors, administrators, successors and assigns hereby covenants with the said Grantor to insert or cause to be inserted the same covenants and provisions in all deeds, conveyances and transfers to be made by him the said Grantee, his heirs, executors, administrators, successors or assigns.