

The logo for Bridlewood Mews features a stylized, dark green horse head silhouette on a light green rectangular background. The text "Bridlewood Mews" is written in a white, serif font across the middle of the background.

Bridlewood Mews

DRAFT DESIGN STANDARDS

In order to preserve the quality of the Bridlewood Mews subdivision for the enjoyment of all owners the following is a summary of the design standards to be contained in a Restrictive Covenant registered against the title to each property, enforceable by the Seller unless and until assigned to the landowners:

1. No live trees shall be removed from the land within 5.0 meters of the side and rear property boundaries, with the exception of removal as required for fire safety, a danger to chattels or minor clearing for landscaping and trails.
2. The landowner shall be responsible to repair and replace any damage to the subdivision roadways caused by his/her contractors and/or subcontractors in the course of construction on the lot.
3. One single family residence may be constructed on each property with a minimum, above grade floor area of 1,200 square feet for a bungalow and a minimum main floor area of 1,000 square feet for bi-level, split-level and two storey homes.
4. All buildings will be of new construction. Mobile homes of any size and Quonset-style structures are prohibited.
5. Commercial use of the lot is restricted to minor home based businesses, subject to any required municipal approval.
6. All recreation vehicles, tractor trailers, large commercial trucks, tractors, and unused vehicles shall be stored in a garage or on the property in such a way as to restrict their visibility from the roadway and surrounding properties.
7. The exterior of any dwelling and its gardens and grounds shall not be left in an unsightly condition.
8. Keeping of animals is limited to domestic pets and horses (maximum of 1 horse per 1.5 acres, to a maximum of 2 horses per lot). No breeding of pets for sale or pet boarding is permitted.
9. The landowner shall comply with all Municipal Bylaws relating to the property.

This document represents a draft only of the design standards and the developer reserves the right in its sole discretion to amend, add or delete covenants prior to registration of the Restrictive Covenant against the title to each individual lot upon closing of the sale.