



Shank Country Estates

Restrictive Covenants

1. The lands shall be used for private residential single family dwellings and consistent with the applicable Bylaws of the County of Athabasca, or any other governing municipal authority.
2. Minimum dwelling sizes shall be 1000 square feet above ground level except where the lot size exceeds 1.5 acres.
3. That all construction shall conform to the zoning requirements of the local authority having jurisdiction.
4. Living in garages during construction of primary residence shall be allowed for a maximum period of 2 years.
5. That no building materials of any kind, except those required to erect the single family residence, shall be placed, dumped, or stored on any lot or common area.
6. No radio or television antennas or television dishes located on a parcel may be above the roof line of the related buildings located on the same parcel.
7. No exterior lighting that unreasonably illuminates another parcel may be installed on a parcel. No halogen or mercury vapour fixtures that light any portion of another parcel may be used on a parcel
8. That no mobile homes shall be used on a parcel.
9. All buildings shall be maintained in good repair at all times.
10. There shall be no industrial or commercial buildings erected on the property with the exception of existing buildings.
11. There shall be no further subdividing of the lands under 2 acres.
12. Unightly vehicles and big industrial machinery are not allowed on the lots or road ways.
13. No signs are permitted except for temporary 'for sale signs' and signs indicating 'name and address'.
14. No Animal boarding kennels shall be on the said lands.
15. That no waste, garbage, refuse, other material of any kind shall be dumped, placed, or stored on the lot except in containers or bags approved by the local authority having jurisdiction.
16. That all household pets and animals shall be controlled, confined, and trained so as not to become a nuisance.
17. Recreational/holiday trailers will be permitted for 8 week periods after which they must be removed for a period of 1 week. No permanent structures will be constructed around such trailers, i.e. decks or skirting.
18. The lot shall be maintained on a regular bases (i.e. keeping grass cut down) except where the lot size exceeds 1.5 acres.
19. That no septic tank, septic field, of other sewage system including self contained outhouses shall be installed without Athabasca County and Alberta Public Sewage Systems Standards of Practice 1999 and the Private Sewage Disposal System Regulations being met.
20. This agreement shall be binding upon and shall ensure to the benefit of the restrictive heirs, executors, administrators, successors, and assigns of the parties hereto.
21. It is agreed that neither the vendor nor his individual members shall be liable for any breach of such stipulations committed on any part of the lands by option holders or purchasers.