

# 3 Pastures Covenants

319 SECOND PENINSULA ROAD, LUNENBURG COUNTY, NOVA SCOTIA

## PART A: BUILDING COVENANTS

### INTENT

- To maintain and protect the property's rural character through preservation of the natural landscape.
- To preserve ocean and pastures views.
- To foster and protect the historic pastures.

### SITE

- Dwelling units are to be single-family units unless given permission by the 3P Team (3 Pastures Building Committee).
- There is no maximum or minimum allowable house footprint, however any building over a total of 2200 square feet shall be built to attain an EnerGuide Rating of 90 or better. All houses under 2200 square feet must have a rating of at least 80.
- Individuals who purchase a building lot agree with the principles of a green community and as such, will not introduce chemicals known to be toxic or dangerous into the environment (list to be provided – HRM pesticide bylaw).
- Any plans for exterior buildings or additions to original homes must be submitted to the 3P Team for approval.
- Construction must be completed within 12 months of having plans approved and commencement of project.

### LANDSCAPING

- There shall be minimal disturbance or natural terrain, and as such, removal of any tree, shrub or vegetation, over a 4" diameter at the plant base, beyond the 100 foot diameter 'landscape boundary' of the main dwelling unit, unless approved by the 3P Team. Any tree over an 8" diameter at the base shall be removed with the 100 foot diameter 'landscape boundary' of the main dwelling unit without prior approval of the 3P Team.
- Driveways are to be finished in gravel, local crushed stone, architectural pavers or as approved by the 3P Team. These shall be completed within 6 months after completion of the dwelling unit.
- Driveways may be a maximum of 16 feet wide.
- Minimize the impact on the natural terrain.
- All plant species introduced on the Lands must be indigenous or adapted to Lunenburg County, Nova Scotia.
- Wherever possible, natural and integrated pest management measures shall be implemented for all landscaping.
- Dwelling owner is to be responsible for any erosion and sedimentation control for their building site to Nova Scotia Department of Environment Standard.
- Only captured rainwater or recycled water may be used for irrigation.
- Fences are permitted within the building site's 'landscape boundary' provided they do not obstruct view for any other building site.
- Do not obstruct natural watercourses.

### DESIGN

- The exterior of the dwelling units must be designed to complement or resemble the traditional vernacular of South Shore homes, including roof and trim details.
- All plans must be submitted for approval by the 3P Team This submittal must also include a list of all exterior materials and colours to be used such as siding, roofing, trim, doors, etc. The siding must be selected from Table A below. Exceptions may be made in the case of a strong argument for energy savings.
- Plans for any detached building must be submitted to the 3P Team and be complimentary to the principal structure, i.e. clad in the same materials as the principal dwelling.
- No building shall exceed 38 feet in height measured from the lowest grade elevation.
- Dwelling units must provide protected open-to-air dwelling space (i.e. screened porches, covered terraces, decks or gazebos). The total square footage of this open-to-air space must be a minimum of 15% of the built footprint.

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## TABLE A

### Exterior Finish Materials

|                       | <b>Best</b>  | <b>Better</b>   | <b>Not Permitted</b> |
|-----------------------|--|---|----------------------|
| <b>Exterior Walls</b> | Local stone<br>Local FSC wood<br>Latex paint finish<br>Eco-stain                               | Recycled content metal<br>Cement board<br>Brick (max. 50% coverage) | PVC products         |
| <b>Roof</b>           | Living roof<br>Recycled rubber<br>Wood shake<br>Slate  | Asphalt shingle (recyclable)<br>Recycled content metal              |                      |
| <b>Window</b>         | Fibreglass frame<br>High-performance insulated units<br>with metal-clad wood or metal<br>frame | Wood frame  | PVC products         |

## UTILITIES

### Water

- Each building site will provide a cistern for collecting and using rainwater for landscape purpose.
- The 3P Team encourages greywater recycling wherever possible.

### Energy

- All services must be installed according to NSPower requirements. Underground services are preferred to the house although overhead wires will be permitted.
- Fuel tanks shall not be placed outside unless concealed and approved by the 3P Team.
- No exterior communications aerials or satellite receivers may be erected within view of common roadway without written permission of the 3P Team
- Off-grid energy supply (solar and wind) encouraged.

### Composting and Recycling

- There will provide a common compost and recycling locations.
- Each building site is responsible for the storing and recycling of municipally approved recyclable materials.
- Garbage, compost and recycling services will be coordinated as a common cost to the 3P Team.

## PART B: USAGE COVENANTS

### SITE

- Lands and dwelling units are not zoned for commercial use and shall not to be used for any service or business unless given special permission by the 3P Team.
- Stored boats, motorized vehicles and trailers must be kept inside an enclosed structure or not be in view of the common roadway.
- Any repair to these vehicles may take place only within the enclosed structure.
- Horses, cattle or other livestock aside from family pets who reside within dwelling units may not be kept on lands. Design of exterior buildings for family pets must be included in plans for approval.
- Hunting and trapping of local wildlife on the lands is strictly forbidden.
- Snowmobiles, recreational ATVs and similar vehicles are not permitted on the lands or common pasture or garden spaces.
- Commercial or advertising signs (except realtors 'for sale' sign), billboards, notices or any type of advertising are forbidden on any part of 3 Pasture development