

Disclaimer: The table below was compiled using examples of restrictive covenants attached to random deeds from properties within Hawnell neighbourhoods to provide the rural plan working group with an example of covenants in the area, how they compare and where they apply, for discussion purposes only. To get a complete view of a restrictive covenants for your property do not rely on this table. That information can be found at the Registry at Service New Brunswick on Queen St.

Neighbourhoods	House Size	House Type	Land-Use	Other
Deerwood Acres	1150 sq ft/ min ground floor area of 1 storey for over 1 storey – 750 sq ft ground floor cannot exceed 1200 sq ft	Single Family dwelling w/wo garage or other out building No house trailers, mobile homes or temporary buildings shall be brought on the lots for the purpose of a residence.	Not more that one dozen fowl and 10 additional domesticated farm animals/ No building may be used for any trade business or manufacture of anything in the nature thereof or having the appearance or show thereof Nothing shall be deemed to prevent any duly qualified professional (defined as person in the vocations of law, medicine or engineering) from residing and carrying on the usual private practise but it should net be taken to permit a clinic, hospital or suite of offices or anything in the nature thereof.	No sand, gravel or fill shall at anytime be excavated or dug out of the said lands except for the purposes of laying the foundation or improving the grounds.
Brookdale	No Building shall have an area less than 1100 sq. ft	Single Family dwelling w/wo garage or carport	Any building shall not be used for the purpose of trade or business on any description, nor as a school, hospital or other charitable institution, boarding or lodging home or public resort	The Grantee agrees to obtain from any subsequent purchaser or transferee from him a covenant to observe the covenants set out herein, including his clause.

Sommerset		<p>No building shall be erected on the said lands other than a single family dwelling house with one private garage suitable for the use of occupants of such dwelling house.</p> <p>No trailer or mobile home with living accommodations shall be parked or placed upon the lands</p>	<p>No residence on the said lands shall be used for any other purpose than that of a dwelling house for a single family.</p> <p>Neither the said lands nor any building erected thereon shall at any time be used for the purposes of or in connection with any profession, trade, employment, manufacture or business of any description</p> <p>No birds or animals shall be kept except dogs, cats and small birds as household and family pets</p>	<p>Each Building shall be of new construction and completed within one year and the value of the building and lots must be not less than 32,500.00</p> <p>No excavations shall be made on the said lands except for the purposes of erecting buildings or swimming pools or of the improvement of the gardens and grounds in accordance with these covenants. No soil, sand or gravel shall be removed from the land without permission from the grantor</p> <p>No waste, garbage, ashes or other materials will be dumped or stored on the said lands except clean materials for the buildings, filling and levelling of the land and for improving the lot.</p> <p>The Grantee agrees to obtain from any subsequent purchaser or transferee from him a covenant to observe the covenants set out herein, including this clause, and to include the same in the deed to the said subsequent purchaser or grantee executed by the said purchaser or grantee</p> <p>Should the roadway or roadways bounding the said lands be raised or lowered in level for the purpose of grading the same, and whether by the grantor or otherwise, no claim will be made against the grantor for so doing.</p>
Eaglewood Subdivision	<p>Bungalow, raised ranch, split entry and colonial – 1000sq. ft</p> <p>Two storey – 1400sq. ft</p>	<p>Any dwelling shall be of new construction only</p> <p>No building shall be erected on</p>	<p>Any building shall not be used for the purpose of trade or business of any description, nor as a school, hospital or other</p>	<p>To the intent that the burden of the following covenants may run with the lot to be conveyed, the Grantee doth hereby covenant and agree for himself, his heirs, administrators, successors and assigns and comply with the</p>

	<p>Split level – 1000sq. ft</p> <p>1 ½ storey – 1300sq ft.</p> <p>All others - 1200 sq. ft</p>	<p>the said lands other than one single family dwelling house with or without garage and a small utility shed</p> <p>Modular and sectional homes that have concrete or preserved wood foundations will be permitted. Trailers and mobile homes will not be permitted.</p>	<p>charitable institution, boarding or lodging home or public resort nor be used for any purpose which may become a nuisance</p> <p>No animals other than regular household family pets shall be kept on the land, no commercial kennel shall be kept or operated on the lot.</p>	<p>stipulations, restrictions and provisions</p> <p>Septic tanks installed by Starlite homes, unless unavailable, then a Department of Health approved installer. No steel septic tanks will be permitted</p> <p>No waste, garbage, ashes or other materials will be dumped or stored on the said lands except clean materials for the buildings, filling and levelling of the land and for improving the lot.</p> <p>No part of the said lands shall be conveyed, alienated leased or otherwise disposed of, or subdivided save in conjunction with the entire parcel</p> <p>No signs, billboards notices or advertising matter of any kind shall be placed on any part of the said lot or buildings other than the usual signs offering the property for sale or rent</p> <p>The Grantee agrees to obtain from any subsequent purchaser or transferee from him a covenant to observe the covenants set out herein, and these restrictive covenants are to run with the said lands</p>
Starlite	Shall contain no less than 1300 sq ft of living space	<p>Single family dwelling with attached or detached garage and tool shed</p> <p>New buildings of neat design and shall be constructed in a “proper workman like manner”</p>	Any building shall not be used for the purpose of trade or business of any description, nor as a school, hospital or other charitable institution, boarding or lodging home or public resort	<p>No signs, billboards notices or advertising matter of any kind shall be placed on any part of the said lot or buildings other than the usual signs offering the property for sale or rent</p> <p>No building waste or other material shall be dumped on the lots and no materials shall be stored on the lots except</p>

		No trailer or mobile home with living accommodations and used as such shall be parked or placed on said lands	No animals other than regular household family pets shall be kept on the land; no commercial kennel shall be kept or operated on the lot.	<p>materials required for building grading</p> <p>No unserviceable automobiles, parts, machinery, rubbish or garbage shall be allowed on the lots</p> <p>No outside toilets shall be allowed on the land</p> <p>Notwithstanding that the said lands may consist of two or more contiguous lots, no part of the said lands shall be conveyed, alienated leased or otherwise disposed of, or subdivided save in conjunction with the entire parcel unless the written consent of Starlite Homes limited has been previously obtained</p>
Pinecrest		<p>Any dwelling of new construction only</p> <p>Single family dwelling with attached or detached garage and tool shed</p>	<p>No trailers, mini homes, or mobile homes with living accommodations shall be parked or placed upon the lands except the recreation or travel trailers that are parked on the lands as not being used as living accommodations while so located</p> <p>No animals other than regular household family pets shall be kept on the land; no commercial kennel shall be kept or operated on the lot.</p> <p>Any building shall not be used for the purpose of trade or</p>	<p>No waste or other material of any kind shall be dumped or stored, on the said land, except earth or other clean materials for the purpose of filling or levelling in conjunction with the erection of a building thereon or generally for improving the said lands as a residential site</p> <p>No outside toilets shall be allowed or built on the land</p> <p>No unserviceable automobiles, parts, machinery, rubbish or garbage shall be allowed on the lots</p> <p>No part of the said lands shall be conveyed, alienated, leased or otherwise disposed of or subdivided save in conjunction with the entire parcel</p> <p>No signs, billboards notices or advertising matter of any kind shall be placed on any part of the said lot or buildings other than the usual signs offering the property for sale or</p>

			business of any description, nor as a school, hospital or other charitable institution, boarding or lodging house or place or public resort	rent The Grantee agrees to obtain from any subsequent purchaser or transferee a covenant to observe to covenants set out herein, including this clause, and these restrictive covenants are to run with the land
Cobblestone	Bungalow 1200 sq ft Ground Floor Area Two Story 1000 sq ft Ground Floor Area	No Building shall be erected on the following lots (all of which area herein referred to as the lands) other than one detached single family dwelling house, with or without a basement apartment or in-house granny suite with or without a garage or carport No trailer, mobile home or mini home with living accommodation shall be placed upon the lands	No residence or dwelling erected on the lands shall be used for the purpose of any trade, business, or manufacture or anything in the nature thereof or having the appearance or show thereof and neither the lands nor any residence or dwelling erected thereon shall be used for any purpose which may become a nuisance	No building shall be erected within 30 ft of a public street No signs, notices or other advertising matter of any kind, except the ordinary signs offering the lands or buildings or upon or in any buildings or on any fence, tree or other structure on the lands No excavation shall be made on the lands except for the purpose of building on the same or for the improvement of the gardens and grounds thereof. No soil, sand or gravel shall be removed from the lands except for the purpose of improving the said lands as a residential site No waste or other materials of any kind shall be dumped or stored on the lands except clean earth for the purpose of levelling in connection with the erection of a dwelling house thereon or the immediate improvement of the grounds, nor shall any part of the lands be permitted to remain unlandscaped after construction of the building thereon, nor shall there be kept or stored on the lands any unserviceable automobiles, nor shall any other condition or matter be permitted to exist on the lands which shall render the lands or any part thereof unsightly
Michael Ave.		No building to be used for anything other than single	No horse, cow or any other farm animal shall be kept on the lot	Apply specifically to the lot (different from Southhampton House)

		<p>family dwelling, multiple family dwelling or apartment with suitable outbuildings</p> <p>No trailer or mobile home or motor home with living accommodations shall be kept on lot no. 20</p>	<p>No Building shall be used for the purpose of any profession, trade, employment, service, manufacture or business of any description</p>	<p>Grantee shall within one year landscape the property to the reasonable satisfaction of the grantor and shall keep the lot free of bushes and other like growth and shall keep the ditches adjoining the lot free from bushes and other like growth</p>
<p>Mazerolle Settlement Road (Country Estates)</p>	<p>Not less than (excluding basement) one storey – 1000 sq. ft. two storey – 1400 sq ft.</p>	<p>No building other than single family dwelling w/wo garage</p>	<p>The land and building shall not be used for the purpose of any trade business or manufacture or anything in the nature thereof or having the appearance or show thereof and neither the lands nor any building erected thereon shall be used for any purpose which may be or become a nuisance</p> <p>No house trailers, mobile homes or temporary buildings shall be brought on any of the lands except for construction purposes and in that event, for a period not to exceed six months from the date of construction</p>	<p>No excavation shall be made on the lands except for the purposes of building or for the improvement of the gardens or grounds and no building waste or other materials of any kind shall be dumped on the said lands and no materials stored on the said lands except for material required for building or grading</p> <p>Applies to the total lot, no matter the subdivision</p>