**Hingley Subdivision Building Scheme Phase 2**

Here is our Schedule of Restrictions for your information. This is current and ongoing as of February 2016.

These Restrictions are set out to ensure a standard and continuity for the enjoyment of all in the neighborhood.

1. **Improvements**

1.1 No mobile home or modular home shall be erected or placed on the Lot, except for a new modular home that has not previously been occupied, and which has no less than three sections and is placed on a concrete basement.

1.2 No duplex or multi-family home shall be erected or placed in the Lot.

1.3 No home shall be erected on the Lots which shall have a developed space of less than the following number of square feet:

* Basement Entry home - 1400 square feet on the upper level
* Bi-Level home - 1400 square feet on the upper level
* Bungalow - 1400 square feet on the main level
* Split Level home - 700 square feet for each level, with at least two levels developed
* Multi-Storey home - 1400 total square feet, not including car port or attached garage

1. **General Requirements**

2.1 No dwelling shall be occupied by any person unless and until that dwelling, including the exterior is substantially finished

2.2 No owner or occupier of any Lot shall cause, commit, suffer, authorize or permit any act of nuisance to originate or emanate from his or her Lot.

2.3 There shall be no stored, kept or permitted to be kept or stored on any lot or on any road or street adjoining any Lot, any :

* Junk or wrecked or partially wrecked motor vehicles
* Any salvaged materials
* Any goods intended for commercial use or sale
* Nor shall any waste or refuse be kept or stored on any Lot

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