

Hillcrest Heights

Off 20th Street

Schedule of Restrictions

- Construction will commence on a dwelling house on a lot within one year from the date of registration of the freehold title. No dwelling shall be constructed on any of the lots unless exterior is fully completed within 6 months of start date. Weather permitting.
- No more than one dwelling house shall be constructed on any lots, nor shall any dwelling house on any of the lots consist of a manufactured or modular home.
- No building construction on any of the lots shall be used for the purpose of trade, manufacture or business or as an apartment, boarding house or resort or for any purpose other than single family dwelling.
- No dwelling shall construct on any lots unless the ground floor area, excluding of any basement porch, patio, garage or walkway of at least 1400 square feet above finished grade.
- No front landscaping shall remain incomplete within 6 months of the occupancy of the dwelling on any lots, weather permitting.
- No fence shall be constructed in the front yard and shall consist of a wood panel neighbour friendly or chain link fence. No fence shall exceed 6 feet in height.
- No retaining wall shall be constructed on any lots which is not located entirely within the boundaries of that lot. No retaining wall shall have an exposed height excess of 4 feet unless it is not visible from any street in which case shall not exceed 6 feet. Retaining walls shall consist of naturel dry stacked stone or architectural concrete blocks
- No driveway on any lots shall be finished in gravel or asphalt or with any other material other than concrete or interlocking block. No driveways shall remain incomplete within twelve months of the occupancy of the dwelling house on any lots.
- None of the lots shall be permitted to be left in other than neat and clean condition, both before, during and after the construction of dwelling thereon.
- No dwelling shall be constructed on any lots with a roof finished in any other material other than architectural 30 year or better shingles and colour must be driftwood, dark brown or black
- No exterior materials shall be painted with colours other than earth tones or natural wood appearance.
- No dwelling house on any lot shall be occupied without receipt of a temporary or final occupancy permit from the city of Salmon Arm.
- No owner or occupier of any of the lots shall cause, commit, authorize or permit any outdoor burning of garbage, debris, wood, leaves or other items on any lots.

- There shall not be stored or kept on any lots waste or refuse, salvage material or goods intended for commercial use or sale on any of the lots, other than normal household garbage in proper containers.
- No vehicles owned by a resident of a dwelling constructed on the lots shall be parked anywhere but within the boundaries of the lot. No inoperable or unregistered motor vehicles will be parked on any lots unless they are contained within a garage.
- No billboards, place cards, advertising or signs of any kind other than FOR SALE signs shall be erected or displayed on any of the lots or on any dwelling or ancillary building located on any of the lots.
- No large trucks, bulldozers or heavy equipment shall be parked habitually on any of the lots except equipment used during construction of any dwelling house and only then for the period of construction.
- No Recreational vehicles such as motor homes, travel trailers and campers to be stored on any lot longer than 30 days during summer months.
- No recreational vehicles or equipment including but not limited to, boats all terrain vehicles and pool equipment and no commercial vehicles in excess of 1 ton shall be stored on any lots except within a garage.