

MODIFIED STATUTORY BUILDING SCHEME

CA 11943134

VICTORIA LAND TITLE OFFICE

LAND TITLE ACT BRITISH COLUMBIA
FORM 17 CHARGE OR NOTATION
LAND TITLE AND SURVEY AUTHORITY

Jul-20-2009 14:49:02.002

CA1193134

PAGE 1 OF 4 PAGES

- Your electronic signature is a representation by you that:
 - you are a subscriber; and
 - you have incorporated your electronic signature into
 - this electronic application, and
 - the imaged copy of each supporting document attached to this electronic application,
- and have done so in accordance with Sections 168.3 and 168.41(4) of the *Land Title Act*, RSBC 1996, C.250.
- Your electronic signature is a declaration by you under Section 168.41 of the *Land Title Act* in respect of each supporting document required in conjunction with this electronic application that:
 - the supporting document is identified in the imaged copy of it attached to this electronic application;
 - the original of the supporting document is in your possession; and
 - the material facts of the supporting document are set out in the imaged copy of it attached to this electronic application.

Morley Allen
Levitt 6MJ4NT

Digitally signed by Morley Allen Levitt
6MJ4NT
DN: c=CA, cn=Morley Allen Levitt
6MJ4NT, o=Lawyer, ou=Verify ID at
www.juricert.com/LKUP.cfm?
id=6MJ4NT
Date: 2009.07.17 16:55:19 -0700

Each term used in the representation and declaration set out above is to be given the meaning ascribed to it in Part 10.1 of the *Land Title Act*.

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Levitt Law Office

Barristers and Solicitors

120 11181 Voyageur Way

Richmond

BC V6X 3N9

Telephone: (604) 270-9611

LTO Client Number: 10668

File Number: 2731

Document Fees: \$71.90

Deduct LTO Fees? YES

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [legal description]

SEE SCHEDULE

STC? YES

3. NATURE OF CHARGE OR NOTATION: AFFECTED CHARGE OR NOTATION NO:

STATUTORY BUILDING SCHEME

ADDITIONAL INFORMATION:

1. We are the registered owners in fee simple of the following lands (hereinafter collectively called the "Lots" and individually called a "Lot"): See attached schedule
2. We hereby create a Building Scheme relating to the Lots.
3. A sale of any of the Lots is subject to the restrictions enumerated in the Schedule attached or annexed hereto.

NATURE OF CHARGE OR NOTATION:

AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

CENTRE STAGE HOLDINGS LTD.

120, 11181 VOYAGEUR WAY

RICHMOND,

V6X 3N9

BRITISH COLUMBIA

CANADA

Incorporation No

BC204577

ADDITIONAL PARCEL IDENTIFICATION

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND

STC for each PID listed below? YES

[PID]	[LEGAL DESCRIPTION – must fit in a single text line]
027-086-313	LOT 1 SEC 8 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP82759
027-086-321	LOT 2 SEC 8 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP82759
027-086-330	LOT 3 SEC 8 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP82759
027-086-348	LOT 4 SEC 8 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP82759
027-086-356	LOT 5 SEC 8 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP82759
027-086-364	LOT 6 SEC 8 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP82759
027-086-372	LOT 7 SEC 8 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP82759
027-086-381	LOT 8 SEC 8 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP82759
027-086-399	LOT 9 SEC 8 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP82759
027-086-402	LOT 10 SEC 8 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP82759
027-086-411	LOT 11 SEC 8 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP82759
027-086-429	LOT 12 SEC 8 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP82759
027-086-453	LOT 15 SEC 8 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP82759
027-086-461	LOT 16 SEC 8 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP82759
027-086-470	LOT 17 SEC 8 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP82759
027-086-488	LOT 18 SEC 8 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP82759
027-086-496	LOT 19 SEC 8 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP82759
027-086-500	LOT 20 SEC 8 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP82759
027-086-518	LOT 21 SEC 8 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP82759
027-087-000	STRATA LOT 1 SEC 8 GABRIOLA ISLAND NANAIMO DISTRICT STRATA PLAN VIS6238
027-087-018	STRATA LOT 2 SEC 8 GABRIOLA ISLAND NANAIMO DISTRICT STRATA PLAN VIS6238
027-087-026	STRATA LOT 3 SEC 8 GABRIOLA ISLAND NANAIMO DISTRICT STRATA PLAN VIS6238
027-087-034	STRATA LOT 4 SEC 8 GABRIOLA ISLAND NANAIMO DISTRICT STRATA PLAN VIS6238

THE LEGENDS OF SPIRIT AT SPIRIT ROCK ESTATES**STATUTORY****BUILDING SCHEME****SCHEDULE OF RESTRICTIONS**

1. For the purpose of this Building Scheme the following words or phrases shall have the following meaning:

- a) "Common Property" means the common property of the Strata Corporation in relation to Strata Lots 1 to 4, or any portion thereof;
- c) "Developer" means Centre Stage Holdings Ltd.
- d) "Improvement" means any building or other structure or landscaping constructed or installed on any Lot, or to be constructed or installed, or added to or altered or removed, but does not include minor changes to landscaping on a Lot that is consistent with the terms of this Building Scheme undertaken after the completion of construction and landscaping
- e) "The Legends at Spirit Rock Estates" means those lands comprised of the 19 fee simple Lots 1 to 12, inclusive, and 15 to 21 inclusive, Section 8, Gabriola Island, Nanaimo District, Plan VIP 82759 and four strata Lots 1 to 4 inclusive, Section 8, Gabriola Island, Nanaimo District, Plan VIS 6238
- f) "Owner" means the person or persons registered from time to time as the owners of a Lot in the Victoria Land Title Office;
- g) "Lot" means any one of the fee simple or strata Lots in The Legends at Spirit Rock Estates;

2. No improvement other than a private single family dwelling and related accessory buildings, landscaping and miscellaneous structures as provided for in the local regulations or contemplated in this Building Scheme shall be constructed or placed on a lot.

3. There shall not be erected, placed, stored or otherwise located on the Lots any of the following;

- a) A Manufactured Home
- b) A Recycled Home

4. For the purposes of this schedule of restrictions a "Manufactured Home" means any structure, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured to be moved from one place to another by being towed or carried, and to provide

- a) A dwelling house or premises
- b) A business office or premises
- c) Accommodation for any other purpose

or any other structure defined as a manufactured home in the Manufactured Home Act.

5. For the purposes of this schedule of restrictions a "Recycled Home" means any structure that was previously erected at another location and used as a dwelling house or premises, a business office or accommodation for any other purpose.

6. The use of vinyl or aluminum siding is not permitted.

7. Roosters, peacocks, reptiles, swine, cattle and goats are not permitted on the Lots.

8. No mobile homes, recreational vehicles, and trailers maintained or occupied as a residence are permitted other than as provided for in the Local Land Use By Laws.

9. The owner is responsible for any damage to the Lots, the common property or to other private or public property caused by the owner, the owners employees, contractors, consultants or agents during the course of construction.

10. In this building Scheme, wherever the singular or masculine is used, the same shall be construed as meaning the plural, feminine or body corporate or politic as the context so requires.

11. If any provision of this Building Scheme is found to be illegal, invalid or for any reason unenforceable or void by any Court of competent jurisdiction, then that provision shall be considered separate and severable (except where such provision or provisions is not similarly found to be illegal, invalid or otherwise unenforceable or void) and the Building Scheme shall be considered as though that provision so deleted was never contained herein and the remaining provisions shall not be affected and shall be enforceable to the fullest extent permitted by law.

12. The provisions hereof shall run with and bind all of the Lands and every portion thereof and render the Owner, each purchaser, lessee, sublessee and occupant of any Lot or portion thereof subject to the restrictions set out herein.