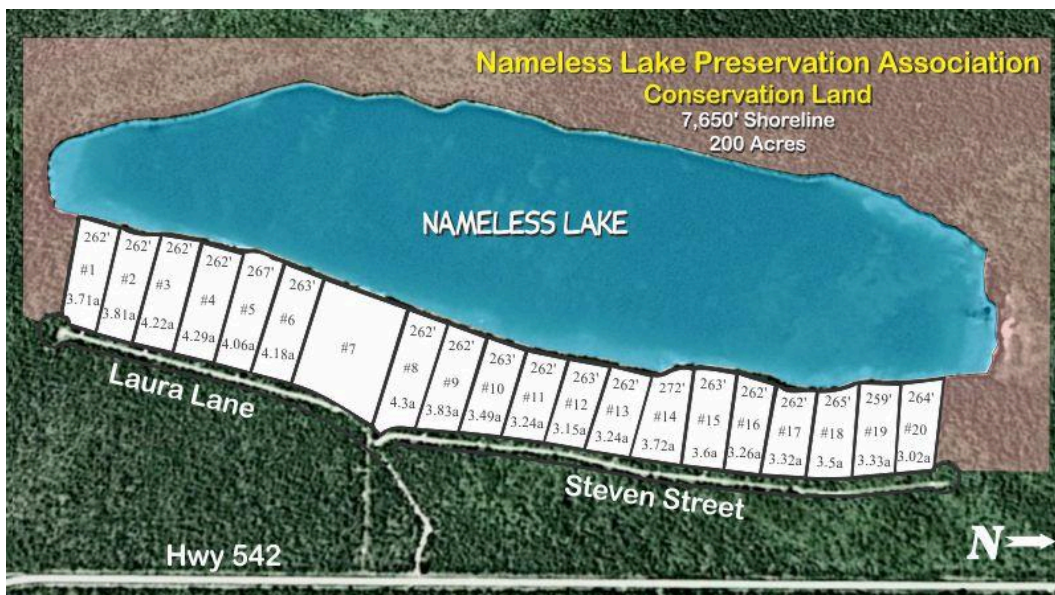




The development at Nameless Lake is a special place. It was the brainchild of Bryan and Barbara Barfoot, who live in the subdivision themselves (on Lot 7, 74 Laura Lane). They planned it with features that they value: no noise or pollution from motorized watercraft; a specular waterfront view; large parcels of land; and plenty of peace and privacy. They raised two children on Manitoulin, Steven and Laura, for whom the subdivision streets were named.

The fact that Nameless Lake is a legally private lake with no public access produced a very unique development opportunity. Low density development, environmental safeguards and architectural standards were key elements of the development concept. An appreciation for the balance that can exist between humans and nature along with a desire to preserve and protect the existing pristine state of Nameless Lake, guided all planning.

The subdivision contains just twenty waterfront properties. All lots average 3.5 acres (1.4 hectares) in size with 265 feet (80 meters) of lake frontage. Even though each property is almost twice the size of what is considered "standard", additional measures have been taken to further enhance the privacy for each owner. A thirty foot (10m) buffer zone at each shared property line is to be left untouched to provide a total of sixty feet (20m) natural vegetation buffer between neighbours. In addition, each owner is to consider the marine allowance between each owner's property and the lake as private and for the use and control of the owner as a way to further enhance security and privacy.



Restrictive Covenants

In order to fulfil the vision for this special development, restrictive covenants were registered on title when each lot was initially sold by the Barfoots. (References to “the Vendor” or “the Developer” therefore refer to the Barfoots.)

Purchasers covenant and agree that the use of the lands shall be restricted as follows:

1. **BUILDING SIZE:** No building constructed as the main dwelling shall be built to a size of less than 1,200 square feet of interior finished residential use space and no outbuildings or ancillary structures of any kind shall be constructed on the lot until the main dwelling has been fully completed.
2. **TIME FOR CONSTRUCTION - OCCUPANCY:** Once construction of a dwelling or ancillary building has commenced, the exterior portion of the construction, including installation of driveways and other exterior changes to the lot normally completed as part of construction, shall be completed within 24 months. The Purchaser shall not occupy the premises until he has obtained an occupancy permit from the appropriate authority. No improvement which has been partially or totally destroyed by fire or otherwise shall be allowed to remain in such state for more than 6 months from the time of destruction or damage.
3. **EXTERIOR BUILDING DESIGN:** No building shall be constructed or alteration undertaken without the plans, including a site plan, exterior elevation and landscaping, and exterior finish and colour, first being approved in writing by the Developer. Exterior finishes in earth tones and muted greens and natural wood or stone exterior materials will be favourably considered.
4. **PROTECTION OF VISUAL AMENITIES:** Any of the following things, structures or uses that are easily visible from adjoining lots or from Nameless Lake shall not be constructed or maintained on any lot.
 - (a) facilities including poles and wires for the transmission of electricity, telephone messages, radio or television signals;
 - (b) dish antenna for television or any other purpose;
 - (c) clothing or other household fabrics hung on a clothesline or other hanging device;
 - (d) stored or accumulated lumber, metals, garbage, bulk materials, refuse, trash or containers for refuse or trash, except building materials during the course of approved construction;
 - (e) boat(s), house trailer(s), camping trailer(s), trailer(s), mobile home(s), or similar items;
 - (f) snowmobiles between April 15th and November 15th in any given year;
 - (g) inoperative vehicles;
 - (h) fences not constructed of earth tone coloured wood, stone or vegetation;
 - (i) unconcealed structural components of swimming pools, hot tubs, spas or decks.
5. **TOXIC MATERIALS:** No toxic chemical or material shall be allowed to leave the lot so as to enter Nameless Lake, and no detergent except for low or no phosphorous brands shall be used on the lot.
6. **SEPTIC FIELD BED INSTALLATION:** No septic field bed shall be constructed on the lot within 100 feet (30 m) of the high water mark of Nameless Lake.
7. **PROTECTION FROM ZEBRA MUSSELS AND BOAT STORAGE:** No boat or vessel that employs an internal combustion engine or internal combustion engines as a means of propulsion shall at any time be located on or be moved across the lot at a point nearer than 100 m from the water's edge of Nameless Lake.
8. **TREES:** In order to establish privacy buffers with adjacent lot owners and also to leave wildlife habitat corridors within the development, no natural vegetation shall be removed within 30 feet of the North and South boundaries of any lot. Further, with the exception of limited removal for the purposes of access to the lake and enhancement of view of Nameless Lake, no natural vegetation will be removed within the area 20 m from the high water mark of Nameless Lake.
9. **FIRES:** No garbage or other household refuse shall be burned out of doors and no other outdoor burning shall be done unless controlled according to Ministry of Natural Resources' policies and, if applicable, a permit.
10. **SIGNS, BILLBOARDS, ETC.:** No sign or other advertising device of any nature shall be placed upon any lot without the written approval of the Developer except:
 - (a) Signs placed by the Vendor or Developer promoting development and providing information to owners and prospective purchasers;
 - (b) A sign containing the name(s) of the owner(s) of the lot as provided by the Developer which will thereafter be maintained by the owner.

The burden of the conditions and restrictions of the aforesaid covenants shall run with and bind the lands being Lot ____, Plan 31M-202 in the Registry Office for the District of Manitoulin and shall be for the benefit of Lot 7, Plan 31M-202 in the Land Registry Office for the District of Manitoulin. The restrictive covenants set out herein shall be enforceable by the owner from time to time of any property to which the benefit of such covenant accrues against any party who is the owner of the property to which the burden of the covenant is imposed. Provided however, in the event the Vendor sells, transfers or conveys Lot 7, Plan 31M-202, then in that event the Building Restrictions contained and imposed herein shall apply to the said Lot 7, Plan 31M-202, such application of Building Restrictions not being retroactive.

Nameless Lake Preservation Association

Property owners automatically become members in the Nameless Lake Preservation Association (NLPA), a non-profit corporation that owns Nameless Lake and 7450 feet (2200m) of undeveloped shoreline that surrounds it, as well as 200 acres (80.9 ha) of conservation land on the north, south and west sides of the lake. Please visit the Nameless Lake Preservation Association website regularly and log in as a member:

www.thenlpa.ca.

You are encouraged to take an active part in our association, which gathers for a general members' meeting once per year (usually in August). You may also contact a member of the NLPA Board of Directors with any questions you may have.

The Board of Directors of the Nameless Lake Preservation Association (as of August 24, 2024):

President: Michèle Litster (Lot 1)

Secretary: Robert Hope (Lots 11 and 12)

Treasurer: Barry Bowerman (Lot 16)

Bryan Barfoot (Lot 7)

Don Nelson (Lot 3)



There is a modest membership fee to remain in good standing with the NLPA. The annual membership fee for 2024 is \$100.00. The use of these funds is explained in the Treasurer's report which is presented at the annual general meeting and posted in the **Owner's Content** on the NLPA website, along with minutes of previous meetings and other useful information.

To also remain in good standing with the NLPA, property owners must respect the association's by-laws and rules (see below).

By-laws and Rules

In addition to the Restrictive Covenants, the following rules have been agreed-upon through the Nameless Lake Preservation Association. They are protective measures which allow residents to rest assured that their neighbours, like themselves, value certain practices that enhance enjoyment and good stewardship of this unique property.

1. No watercraft employing an internal combustion engine for propulsion is allowed on Nameless Lake.
2. Each owner shall keep all lots and buildings owned by them, including the marine allowance between their lot and Nameless Lake and the land between their lot line and the gravel or paved portion of road surfaces, in good order and repair, as is consistent with good property management.
3. The tank portion of every septic system shall be pumped out at the owners' expense not less than once every five years for seasonal use property and not less than once every two years for year-round use property.
4. No lot or part of a lot shall be used as a means of public access to the lakefront or the marine allowance around Nameless Lake. Each owner will ensure that any persons they knowingly allow to attend on their property adhere to all covenants, by-laws, rules and regulations. If an owner accepts compensation from one or more people in order to attend on their property, this owner will ensure that these paying guests do not access the NLPA common use areas.
5. No owner shall allow any watercraft on Nameless Lake without first taking all reasonable precautions in accordance with the Ontario Ministry of Natural Resources' recommendations to reduce the risk of infestation by zebra mussels.
6. No live minnows or fish are to be introduced to Nameless Lake without a majority approval of the Association.
7. No chainsaws, lawnmowers or heavy equipment can be used on the property during the period June 15th to September 15th in any year, except Monday to Saturday from 8:00 a.m. to 5:00 p.m.
8. No open fires shall be allowed on the common use area except in receptacles and locations approved by the Association.
9. No excess noise or music shall be generated that could be offensive to neighbours.
10. No soap or detergent or detergent/soap-like substances shall be used in Nameless Lake.
11. Nude bathing is not appropriate within the family environment that exists at Nameless Lake.
12. Bed & Breakfasts, Air Bnb, or similar short-term rentals are not permitted on any lot.
13. No hunting is permitted on the NLPA common use areas.
14. When an owner negotiates the sale of their property, they will provide prospective buyers, lawyers and realtors with the appropriate information about ownership of property on Nameless Lake and membership in the Nameless Lake Preservation Association (see www.thenlpa.ca). Once an owner has agreed to transfer the deed for their property to a new owner, they will inform the Secretary of the NLPA of this change in ownership.