

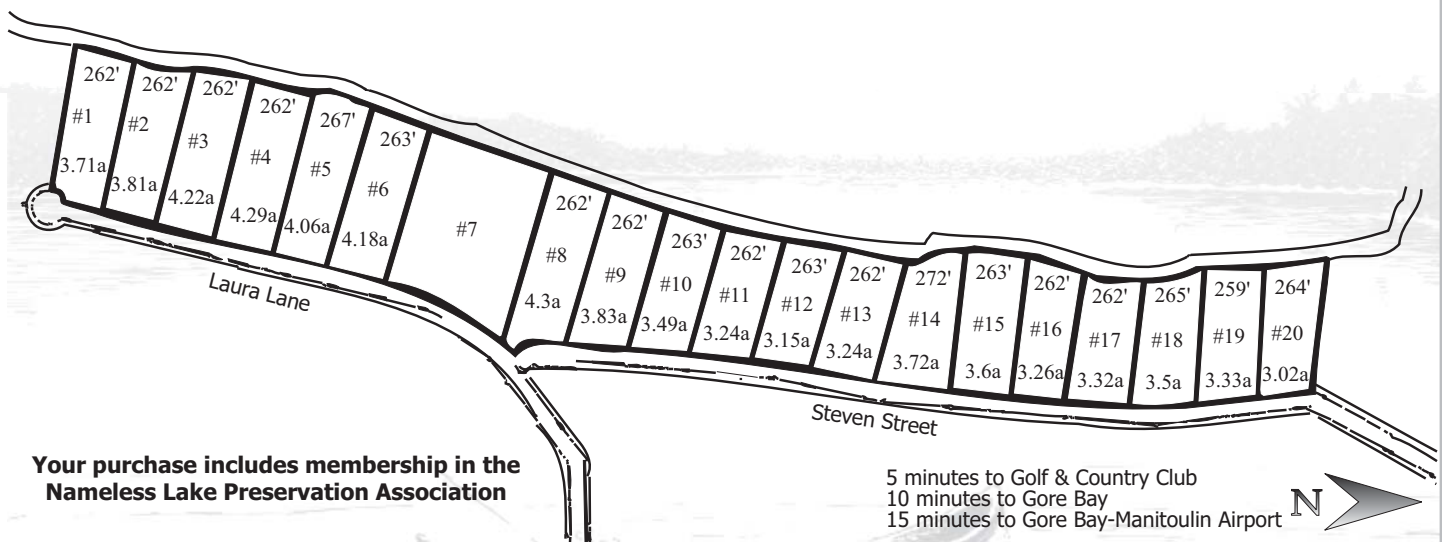
TIMBERSTONE

WELCOME TO TIMBERSTONE SHORES

Timberstone Shores is an upscale, wonderfully small, lakeside community located on the crystal clear waters of Nameless Lake, Manitoulin Island. All properties are extra large by design, with ample water frontage to ensure the utmost in privacy. Found within an expansive wilderness preserve, yet easily accessible, the location is perfect for those with an appreciation for Nature coupled with an enthusiasm for the cottage lifestyle.

There will be a maximum of twenty seasonal or year-round homes on this private, trout-stocked, 'no motor' lake. Owners derive comfort in the knowledge that their neighbours, like themselves, value the development's environmental standards. These protective measures will enhance their enjoyment of this unique natural resource while ensuring the long-term value of their property.

Shared ownership and control of an additional 200 acres and 7650 feet of Nameless Lake shoreline is included in the price of each private lakeside property. Purchasers thereby multiply their landholding many times over while ensuring that no additional development will occur on the lake.



Your purchase includes membership in the
Nameless Lake Preservation Association

THE CONCEPT

At Timberstone Shores you will find an exclusive waterfront development on the picturesque shores of Nameless Lake. You will discover a place of peace and solitude where the rustic, rural and natural qualities are highly valued. Each property owner shares with their neighbours the long-term management of this pristine ecosystem through their membership in the Nameless Lake Preservation Association. Protective Covenants and Association By-Laws ensure the aesthetic appeal, privacy, environmental quality and long term value of each member's property.

The developers, Bryan and Barbara Barfoot, have made Nameless Lake their year-round home since the mid 1980's and they made Timberstone Shores into the unique waterfront development it is today by maintaining the exceedingly rare degree of privacy the Nameless Lake property affords... a legally private lake with no public access. Low-density development, environmental safeguards and architectural standards are key components of the development concept. An appreciation for the balance that can exist between man and nature and a desire to preserve and protect the existing state of Nameless Lake, guided all planning.

Two and one half miles (4 km) of forested shoreline surround the deep, spring-fed waters of Nameless Lake and include magnificent vertical rising rock faces on the western shore and sand beaches at the north and south. The subdivision encompasses approximately 80 acres (32 hectares) along the eastern shore.

As eco-management partners, the members of the Nameless Lake Preservation Association proudly share a common goal...

*The preservation of a private wilderness
for the enjoyment of their future generations*





TIMBERSTONE

All lots average 3.5 acres (1.4 hectares) in size with 265 feet (80 metres) of lake frontage and are serviced by sub-surface hydro. Water can be obtained from drilled wells or from Nameless Lake, which has been designated as Level One by the Ministry of Environment for its water quality. Every lot has been approved by the Ministry of Health for the installation of a conventional septic system.

The extensive stands of tall pines, oaks, maples and poplar are home to an abundance of wildlife. The white-tail deer may only be outnumbered by the tasty trout, which are occasionally sampled from the lake's cool depths. Migratory birds and waterfowl are plentiful along the shores and the wetlands at the north end of the lake.

Nameless Lake is a natural amphitheater, which affords Timberstone Shores' properties a view of an undisturbed expanse of water and shoreline. The ambience will be maintained through reasonable visual standards that will help buildings and improvements harmonize with their surroundings. The developer will assist with design and construction if required.

For further aesthetic reasons and to maintain the 'Timber and Stone' theme of the development, the façade of any structure that can be easily seen from Nameless Lake should incorporate the use of natural building materials. Wood and stone are therefore encouraged over aluminum, vinyl and concrete. Any man-made (maintenance-free) materials incorporated by necessity or choice must be in earth-tone colours. This requirement extends to roofing materials, decking and landscape features such as fences and docks.



AN INVESTMENT IN THE FUTURE

A recreational property retreat, or year-round home represents a sizeable investment. As such, it is important to understand how a purchase at Timberstone Shores has excellent potential to outperform other locations while providing continued growth and long-term security for your estate holdings.

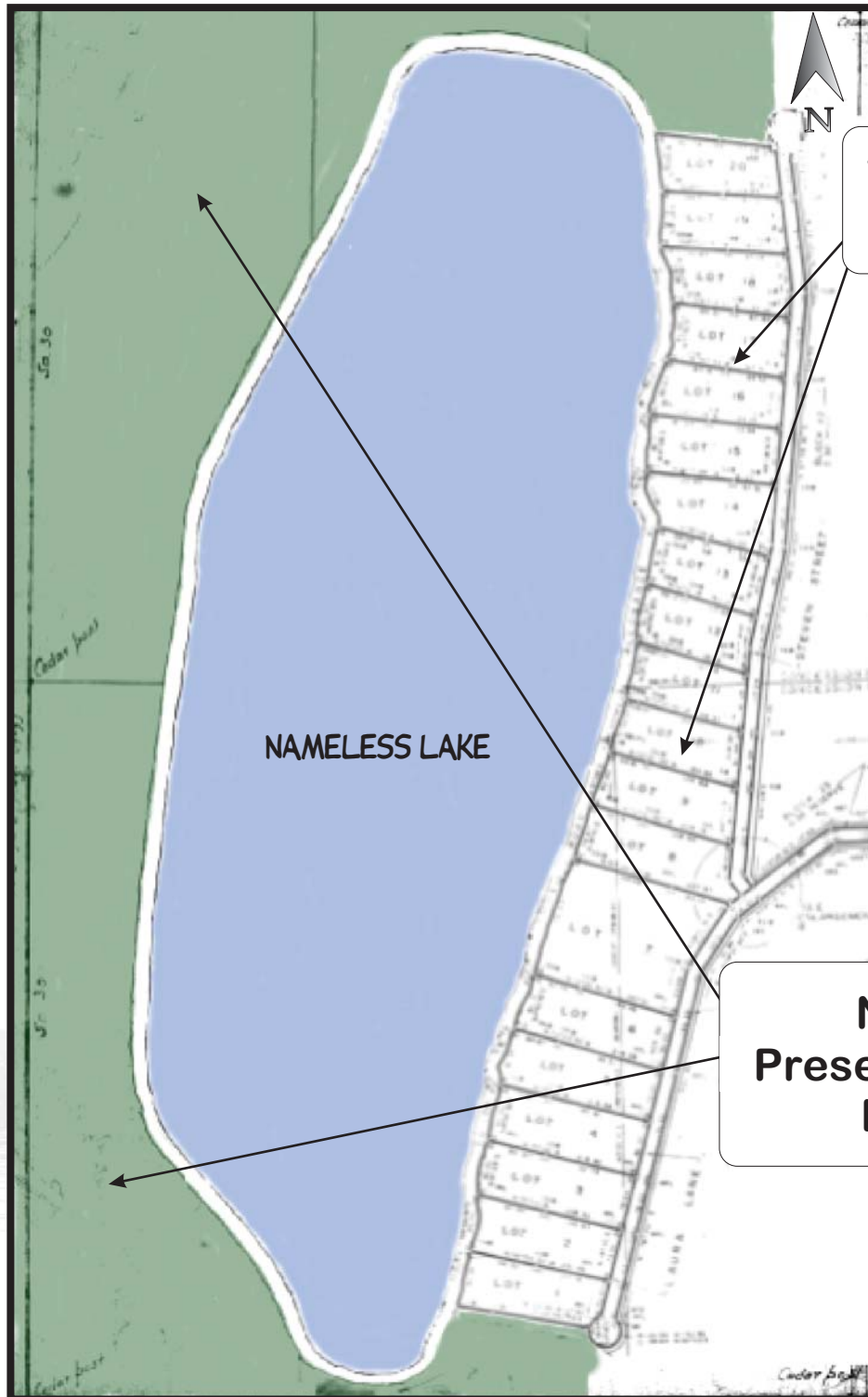
The forces of supply and demand have a major influence on pricing and this is especially evident in the real estate market. Quality waterfront property is becoming a scarce commodity and is an irreplaceable natural resource. The **Nameless Lake** concept, which began as a vision over twenty years ago, may be impossible to duplicate. How many truly private lakes exist that possess the qualities, ease of access and desirable amenities that are found at Timberstone Shores?

Now more than ever, world conflict, economic uncertainty and political upheaval provides the prudent with justifiable reason to establish a safe and secure retreat for themselves and their families. **This is a timely opportunity where peace, privacy and security can be realized and maintained, far from conditions that could threaten any existing lifestyle.**

What else sets us apart?

Neighbours who share the same values
Protected lakeside environment without the noise and pollution
of gasoline powered outboards
Shared ownership of 200 acres & 7650 feet of waterfront
Peace, privacy, security

TIMBERSTONE



Timberstone Shores Subdivision

Purchasers share ownership of 200 acres of land around Nameless Lake and 7,650 ft of Nameless Lake shoreline.

There is no public access to Nameless Lake ensuring ultimate privacy.

Nameless Lake Preservation Association Lands in Green

Nameless Lake is Manitoulin's only 'no motor' lake!

PROTECTIVE MEASURES

Protective Covenants and Nameless Lake Preservation Association By-Laws are paramount to the fulfillment of the development concept. The Protective Covenants are designed to preserve and enhance while the Association By-Laws will serve and protect.

PROTECTIVE COVENANTS

(Legal text may vary)

No principal residence shall be built to a size of less than 1200 sq. ft. of interior finished residential use. No other buildings or ancillary structures shall be constructed until the principal residence is completed.

Once construction of a dwelling or ancillary building has commenced, the exterior portion of the structure, including landscaping, shall be completed within two years.

The following items shall not be stored or constructed in any location that is easily visible from adjoining lots or living units or from Nameless Lake:

- Hydro and telephone wires
- Satellite dish antennas
- Outside clotheslines
- House trailers, camping trailers, mobile homes, boats
- Snowmobiles between April 15 and November 15 any year
- Inoperative vehicles
- Lumber, metals, refuse or refuse containers
- Fences not constructed of earth tone coloured wood, stone or vegetation
- Unconcealed structural components of swimming pools, hot tubs, spas or decks

Building plans, including a site plan, exterior elevations and color scheme will require the approval of the developer. Signs, other than those of or supplied by the developer, shall not be placed on any lot without the written approval of the developer.

No garbage or other household refuse shall be burned out of doors, and all outdoor fires must be controlled according to local or Ministry of Natural Resources' policy or permit.

No toxic chemicals or materials are allowed to be handled so as to enter Nameless Lake, and low or no phosphorous detergents shall be used in each living unit whenever possible.

No septic bed will be constructed within 100 feet (30 metres) of the high water mark of Nameless Lake, and whenever necessary, the aggregate materials used or imported shall be from the top layers of the aggregate source to provide the maximum attenuation of phosphorous.

No water craft employing an internal combustion engine for propulsion is allowed on Nameless Lake.

For privacy and wildlife habitat, no natural vegetation shall be removed within 30 ft. (10 metres) of the north and south boundaries of any lot. Except for access or enhancement of views, the natural vegetation shall not be removed from within 66 ft. (20 metres) of the high water mark of Nameless Lake.



NAMELESS LAKE PRESERVATION ASSOCIATION BY-LAWS

(Legal text may vary)

Every owner of a property fronting on Nameless Lake shall be a member of the Nameless Lake Preservation Association and there will be one vote per lot for all voting procedures of the Association.


All members of the Association will regard the 66 foot (20 metre) marine allowance and Nameless Lake as a common use area with the exception of the marine allowance area between each owner's property and the lake. This area shall remain for the exclusive use of the owner except in the case of an emergency.

Each member shall keep their buildings and property, 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.

The tank portion of every septic system shall be pumped out at the owner's expense not less than once every five years.

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 member will ensure that any persons he knowingly allows to attend on his property adhere to all covenants and by-laws.

Members shall not allow any water craft 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.



Live minnows or fish shall not be introduced into Nameless Lake without a majority approval of the Association.

No chainsaws, lawnmowers or heavy equipment shall be used on any property during the period June 15 to September 15 of any year, except Monday to Friday from 8:00 AM to 5:00 PM.

Open fires in the common use area shall be in receptacles and locations approved by the Association.

No excess noise or music shall be generated that could be deemed offensive to neighbours.

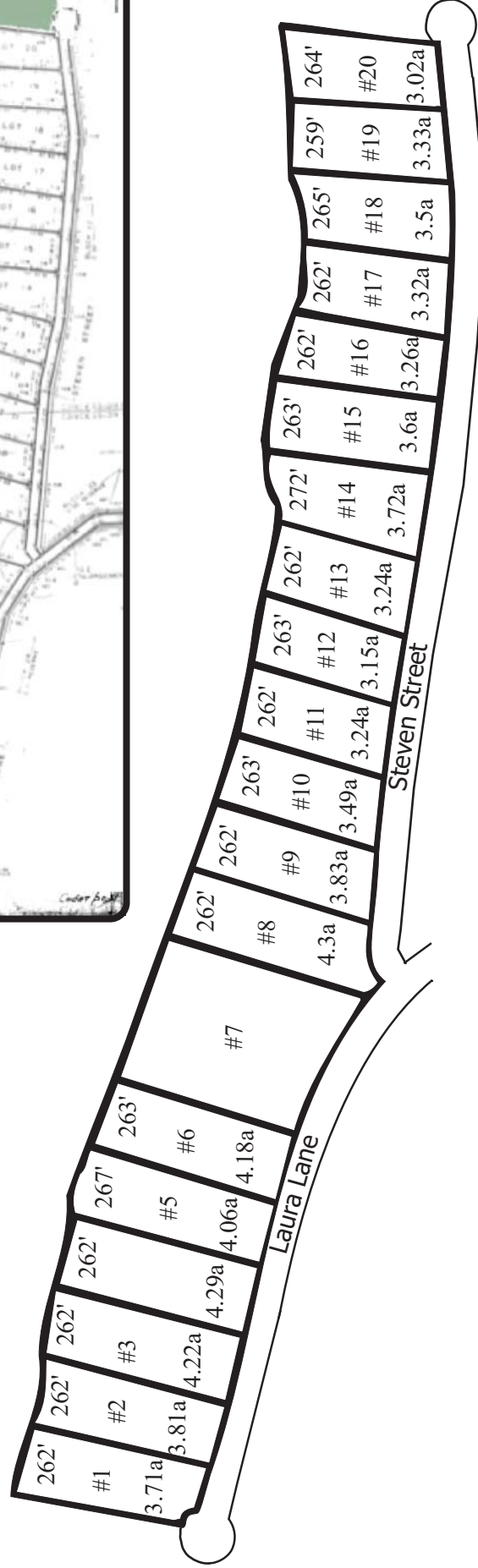
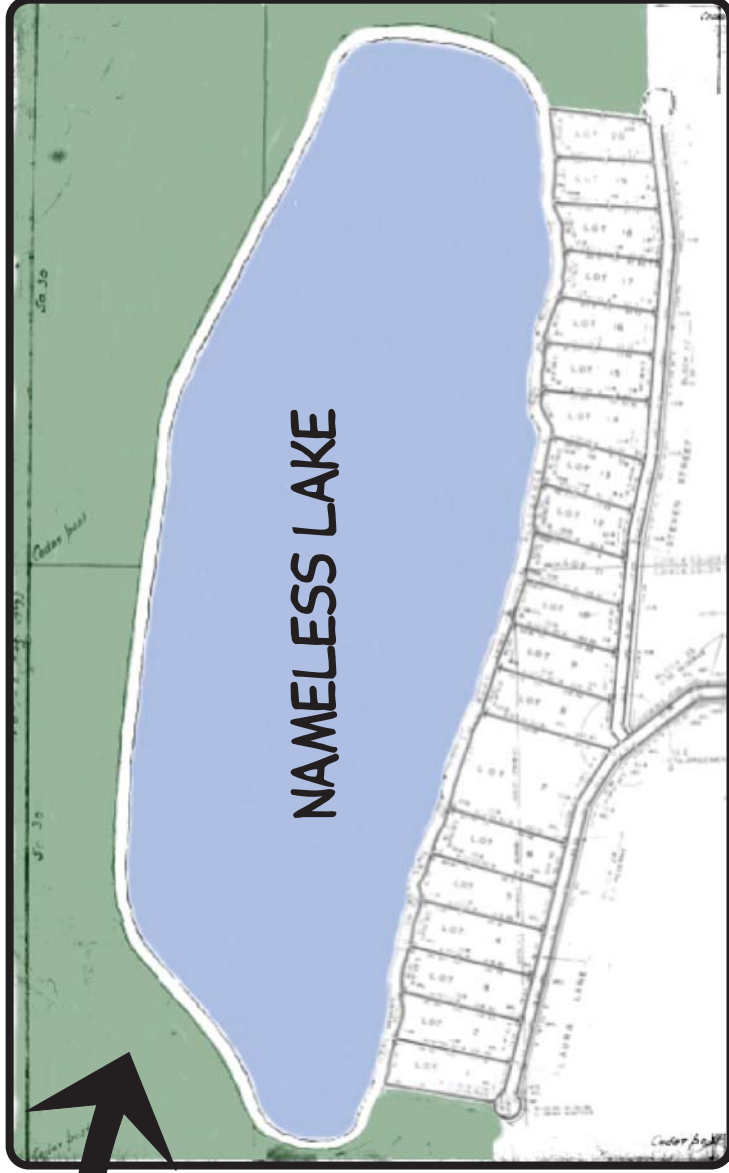
The Association annual membership fees will not exceed \$150 per lot per year. Members will share all Association property tax at the rate of 5% per lot per year. Capital projects will be undertaken with a majority vote (66%) of the membership, on a shared cost basis (not to exceed \$200 per lot per year) for improvements to the common use area such as hiking/ski trails, picnic areas, fish stocking or boardwalks.

Members will be expected to adhere to the rules and regulations of the Association in order to maintain unrestricted access to the common use area and common use facilities.

...Living on the Water's Edge
at **NAMELESS LAKE**

Manitoulin's Only
'No Motor' Lake

**NAMELESS LAKE
PRESERVATION ASSOCIATION**
Purchasers share ownership and control
of 7650 feet of Nameless Lake shoreline
and 200 acres of natural woodland
thereby ensuring the long term
preservation of this pristine eco-system



5 minutes to Golf & Country Club
10 minutes to Gore Bay
15 minutes to Gore Bay-Manitoulin Airport

