

# Minnicock Lake



Haliburton, Ontario



# ***Very Private Setting***



***Heavily treed with land on both sides of the road!***



# *Lakeside*



**Fabulous Canadian Shield shoreline with lots of bedrock outcroppings everywhere yet still heavily tree and private.**





# ***More Land***



**Clean forest floor ready to thin dead trees and accentuate the amazing Northwest view of the lake.**





# ***Building Site***

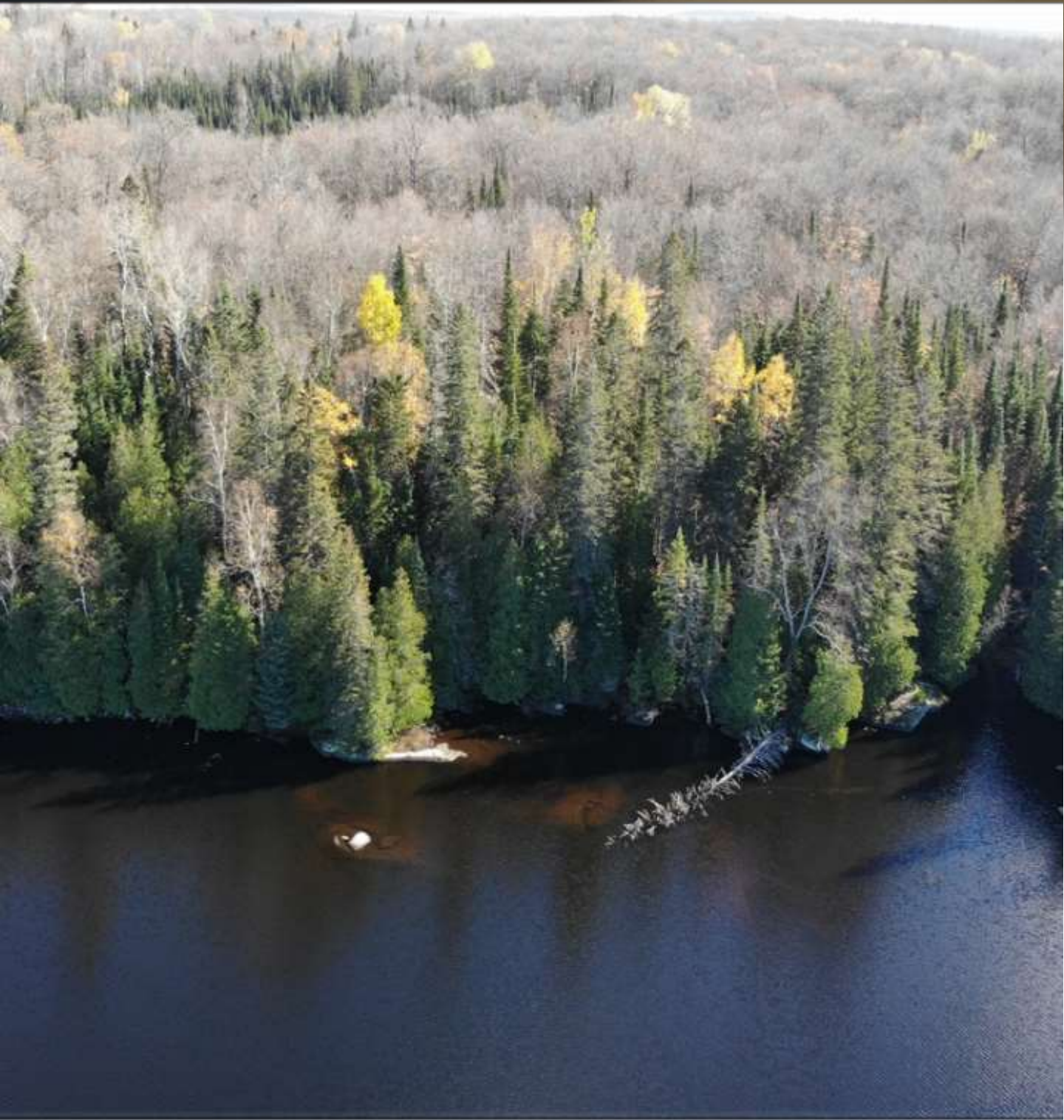


**Fabulous building site and view of the lake!**





# ***The Drone Perspective***



# ***Beautiful Minnicoock Lake***



**A lake set in the past with large areas of undeveloped shoreline, primitive docks, canoes and kayaks and a like minded community of people...**





# *More*





## Parts 29,30 & 31 Minnicock Lake Road, Minnicock Lake

**Seller's Initials**

**CAUTION:** THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

Cheryl Howe / Dep  
LAND REGISTRAR FOR  
THE REGISTRY DIVISION  
OF HALIBURTON (N°19)

# SUBJECT

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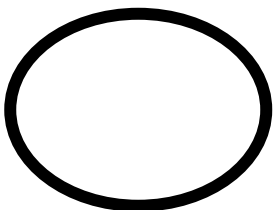


# Schedule "D"

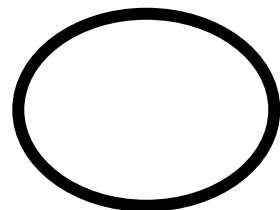
Parts 29-31 Minnicock Lake Road, Minnicock Lake

## ROAD ACCESS CLAUSE

The Buyer acknowledges that part of the private road which provides access to the within property is over land owned by the Minnicock Lake East Backlands Residents Corporation and that the right of the Seller to use that portion of the road is due to her being a paid up member in good standing with that corporation, and the Buyer's right to use that road will also be through his/her membership in that corporation, and not by a registered easement. Further, the Buyer acknowledges a portion of the road located at the east side of the lake crosses through Crown land, and the seller's right to use this portion of the road derives through Section 49 of the *Public Lands Act*, and not by a registered easement.



Buyers Initials



Seller's Initials



## MINNICOCK LAKE CHARTER

As a welcoming and supportive community, we will co-operate with good will and tolerance to sustain one another and the ecological health and serenity of Minnicock Lake. As stewards, we will respect and preserve this unique and beautiful natural heritage, building on the legacy of the original developers of this lake, whose foresight we acknowledge with gratitude.

We commit that we will:

- . live in harmony with and protect Minnicock Lake's wildlife;
- . practise responsible forest management by maintaining natural shoreline growth, encouraging regeneration, being thoughtfully selective when culling, limbing rather than cutting whenever possible, and actively planting where appropriate;
- . preserve the wilderness appearance of Minnicock Lake by encouraging and maintaining indigenous ground-cover, and, while acknowledging the advisability of planting grasses on septic fields, prohibiting seeded or sodded 'city-type' lawns;
- . further preserve the wilderness appearance of Minnicock Lake by ensuring that all residences are stained to blend in with the natural environment; that out-buildings or additional structures are as inconspicuous as possible, and that no paint be applied other than for the trimming of doors and windows;
- . use ecologically-approved, biodegradable products wherever possible; encourage composting, and discourage the use of fertilizers;
- . minimize motorized watercraft activity and noise by agreeing to use motors no larger than six horsepower, and by agreeing to a Lake-wide maximum speed limit of ten kilometres per hour and the encouragement of electric or four-stroke (low emission) motors, canoes, sailboats, paddle and rowboats.
- . carefully monitor, maintain and regularly pump out septic systems and ensure that drainage pits are located so as to minimize run-off toward the lake;
- . discourage future over-building on Minnicock Lake by retaining the goal, per lot, of a minimum lake frontage of two hundred feet and one residence plus out-buildings (thereby continuing the standard of existing oversized Lake lots established in the original Covenant);
- . respect one another's right to privacy and quiet enjoyment of Minnicock Lake;
- . take responsibility for safeguarding the security of this lake community;
- . value the islands as unique features of Minnicock Lake and protect them from fire and other environmental hazards;
- . strongly urge all guests and renters to abide by this Charter;
- . deal with issues directly and with good humour, looking for solutions and depersonalizing problems.



# FOR INFORMATION PURPOSES ONLY

as of October 27th, 2021

FORM 46

LAND TITLES ACT

APPLICATION TO REGISTER COVENANT

(SECTION 119 OF THE ACT)

TO: The Land Registrar Land Titles Division of Haliburton (No. 19)

WHEREAS we, the owners of real property that fronts on to Minnicock Lake, aim to enjoy our properties while protecting and maximizing our property value.

AND WHEREAS we recognize that our individual actions may infringe upon our neighbour's enjoyment of their properties and negatively impact their real estate value, we aim for a balance between exercising individual rights and collective action through progressive, knowledgeable and collaborative stewardship of our lands,

THEREFORE, we commit to certain activities on our properties.

The persons listed in Column "A" on Schedule "A" (the "Covenantors"), being the registered owner(s) of the corresponding lands listed in column "B" on Schedule "A" (the "Subject Lands"), hereby requests you make an entry to register as annexed to the Subject Lands the following covenants in favour of the lands and the owners of those lands listed in Schedule "B" (the "Covenantees") as set out below:

1. The Covenantors and their successors and assigns shall observe the following covenants in favour of the Covenantees and their successors and assigns (the "Covenants"):
  - a. The Covenantors shall minimize disruption to the existing native species of flora and fauna located on the Subject Lands to the greatest extent possible and remediate any unavoidable disruption by replacing native flora as soon as reasonably possible;
  - b. The Covenantors shall not introduce nor permit any species of non-native flora that may cause a large negative environmental impact through their:
    - a. Invasive character;
    - b. Associated use of pesticides, herbicides and/or fertilizers to sustain them; and/or
    - c. Displacement of food-bearing habitat for fauna
  - c. The Covenantors shall not operate a gas-powered watercraft or watercraft motor on Minnicock Lake or bring a gas-powered watercraft or watercraft motor onto the Subject Lands with the exception of those specifically listed in Annex "A".
  - d. The Covenantors shall not operate any non-gas-powered watercraft or watercraft motor (including but not limited to an electric watercraft or motor) that is capable of producing more than 150 lbs of thrust on Minnicock Lake or bring any non-gas powered watercraft or watercraft motor on to the Subject Lands that is capable of producing more than 150 lbs of thrust.
  - e. The Covenantor will not contravene any law, regulation and/or by-law applicable to the Subject Lands and shall use their best efforts to be aware of any changes to and maintain their knowledge of such legislation that is focused on, but not limited to, the following:
    - a. Conservation of shorelines and lakebeds
    - b. Invasive species
    - c. Maintenance of septic systems
    - d. Forest fire risk mitigation

- e. Use of fireworks
- f. Wildlife conservation and hunting

2. The Covenantors and their successors and assigns will inform guests and renters of the Subject Lands of the covenants as described in this Covenant.
3. Covenantors shall not install exterior lighting that interferes with the view of the night sky or spill into surrounding properties.
4. The Covenantors and their successors and assigns will make best efforts to be informed about and implement best practice guidelines as adopted by the Minnicock Lake Cottagers Association's and written into the MLCA's Charter
5. The Covenantor shall respond with a plan to rectify any contravention of the Covenants within thirty (30) days of receiving a written notice of the contravention from the Minnicock Lake Cottagers Association if a majority of Covenantees have objected to a contravention of the Covenants where such notice is received between April 15<sup>th</sup> and August 31<sup>st</sup> of any year. In the event such a notice is received between September 1st and April 14<sup>th</sup>, the Covenantor shall respond with a plan to rectify the contravention detailed in the notice on or before the next May 15<sup>th</sup> to occur following receipt of the notice.
6. This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario.
7. The covenants entered into or imposed herein upon the Covenantors shall run with the land and be binding upon each and their successors and assigns for a period of twenty (20) years and shall ~~enure~~ to the benefit of the Covenantees, their successors and assigns for a period of twenty (20) years. The Owners acknowledge that this Schedule of Covenants shall be deemed attached to and form part of each transfer/deed for the Subject-Property. The registration of such Transfer or Deed shall constitute acceptance by the Owners of the obligations set out in this Schedule of Covenants.

NOW THEREFORE this Application to Register the Covenants and assume the burden of the Covenants is signed  
this       day of       , 2021.

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[Covenantor]



Annex "A"

List of motors deemed to conform to the MLCA's 2000-2019 Covenant as of Aug. 1, 2020

Lot numbers, Name on Deed, model of motor, rated horsepower size of motor

# ***Exact Lot Map***

Pt 29-31 Minnicock Lake Road, Minnicock Lake





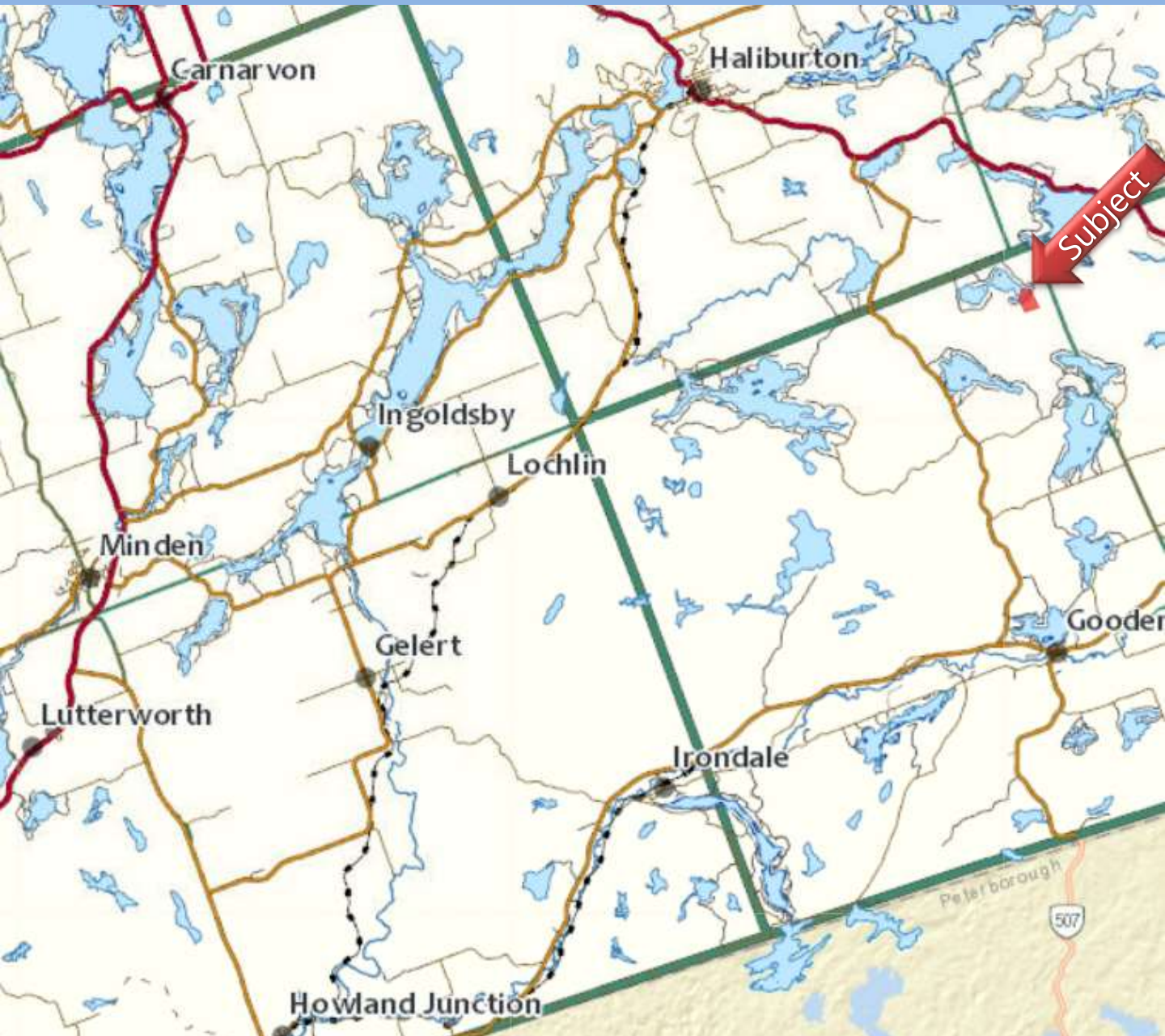
# ***Lake Map***

Part 29-31 Minnicock Lake Rd, Minnicock Lake



# *Area Map*

Pt 29-31 Minnicock Lake Road, Minnicock Lake





# ***Directional Map***

Minnicock Lake Road, Minnicock Lake

