

TIMBERSTONE

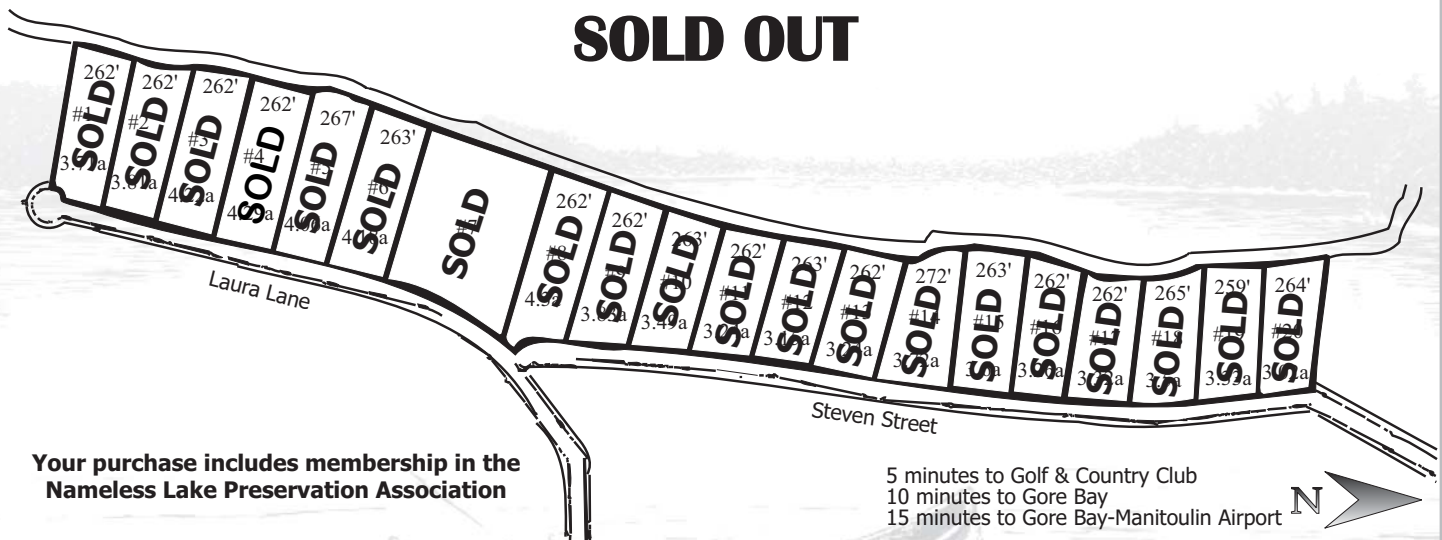
WELCOME TO TIMBERSTONE SHORES

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.

SOLD OUT



Your purchase includes membership in the Nameless Lake Preservation Association

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





TIMBERSTONE

THE CONCEPT

Timberstone Shores is an exclusive waterfront development on the picturesque shores of Nameless Lake. Here 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 eco-system 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. They made Timberstone Shores into the unique waterfront development it is today. Experience the exceedingly rare degree of privacy each Nameless Lake property affords while enjoying 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 people 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, including the magnificent vertical rising rock faces on the western shore and sand beaches at the north and south. The Timberstone Shores 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 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 looking building materials. Wood and stone are encouraged over aluminum, vinyl and concrete. Any man-made (maintenance-free) materials incorporated 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 Timberstone Shores 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?

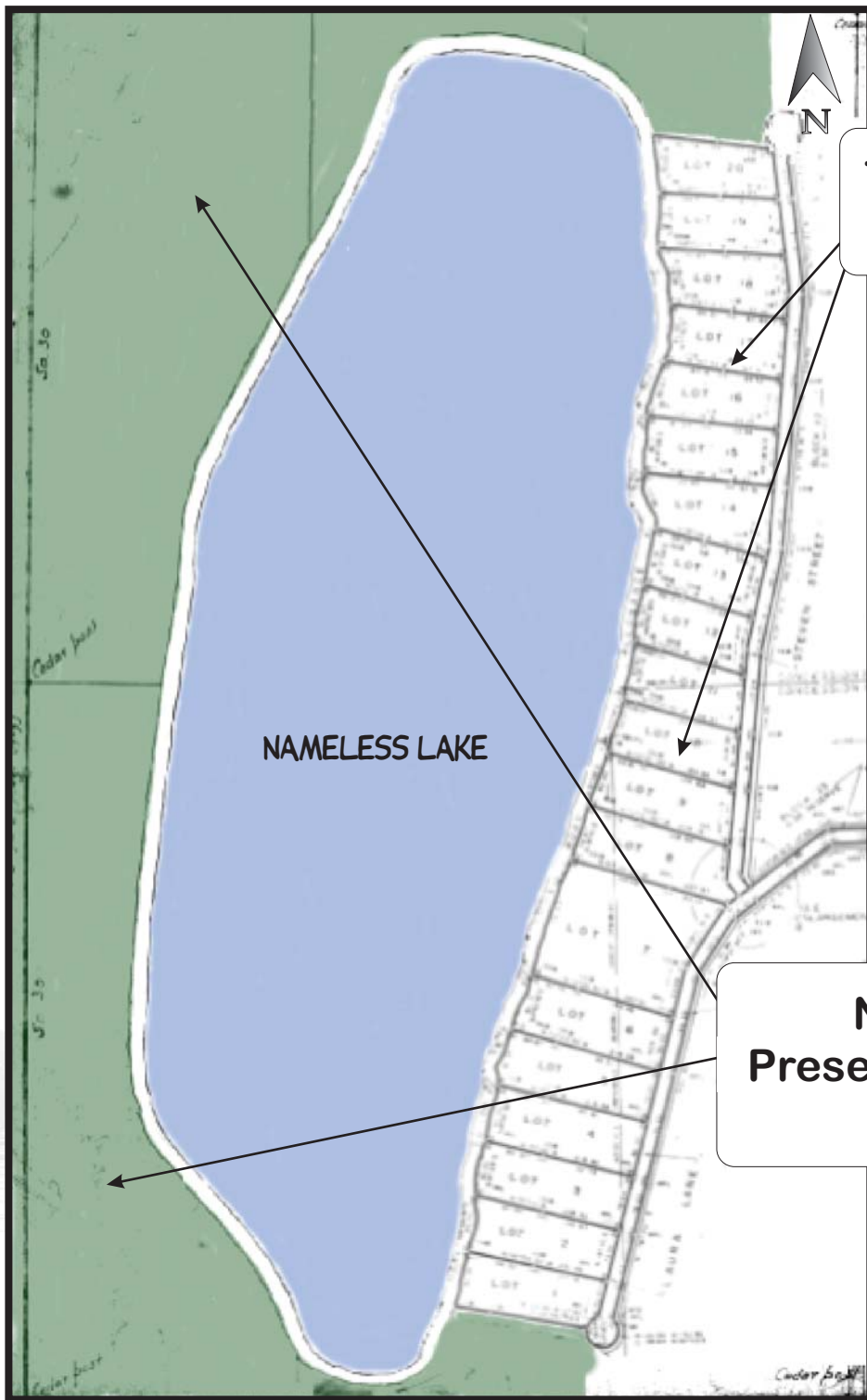
Now more than ever, world conflict, economic uncertainty, pandemics and political upheavals provide the prudent with justifiable reason to establish a safe and secure retreat for themselves and their families. Timberstone Shores provides a timely opportunity where peace, privacy and security can be realized 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 watercraft
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

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



TIMBERSTONE

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 they knowingly allow to attend on their 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.





TIMBERSTONE

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 Saturday from 8:00 AM to 5:00 PM.

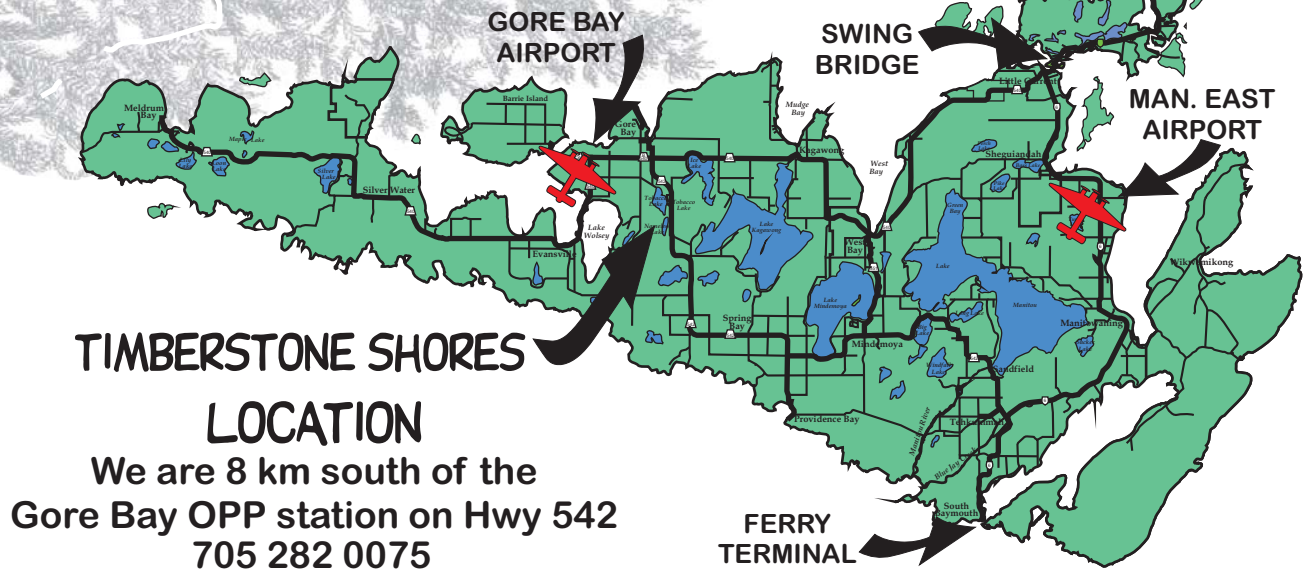
Open fires in the common use area shall be in receptacles and locations approved by the Association.

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.





BY ROAD

Many visitors reach Manitoulin Island by road. Toronto to Manitoulin Island is approximately six hours by car. Sault Ste. Marie approximately four hours and Sudbury is a two hour trip. Toronto traffic needs to take Hwy 400 north to Sudbury, Hwy 17 west to Espanola and Hwy 6 south to Manitoulin. Sault Ste. Marie travelers go east on Hwy 17 to Espanola. You will travel through the LaCloche foothills on Hwy 6 before you reach the one lane swing bridge that connects to Manitoulin Island. Originally built in 1913 as a railway bridge, the swing bridge provides the only road access to Manitoulin Island and has been listed in the Ontario heritage bridge program as a bridge of historical significance. In the summer it swings on the hour to allow any boat traffic through, rendering the bridge inaccessible to vehicles for about 15 minutes.

BY FERRY

The M.S. Chi-Cheemaun (the big canoe in Ojibway) crosses between Tobermory and South Baymouth, Manitoulin Island from mid May to mid October. During the busy summer months the ferry makes four trips per day. Ferry schedules are available at tourist information centers in Ontario and online at www.ontarioferries.com/en/schedules/

Information and reservations are available at 1 800 265 3163

BY AIR

Private as well as commercial aircraft are welcome at the Gore Bay-Manitoulin Airport. The airport was established in 1949 and is a point of entry with Canada Border Services Agency (Customs) from May to November. The airport has an NDB and GPS instrument approach with a 100ft by 5500ft paved runway. Tie-downs, 24 hr onsite weather reporting, courtesy car, bicycles and aviation fuels are available.

Call the airport for more information at 705 282 2101

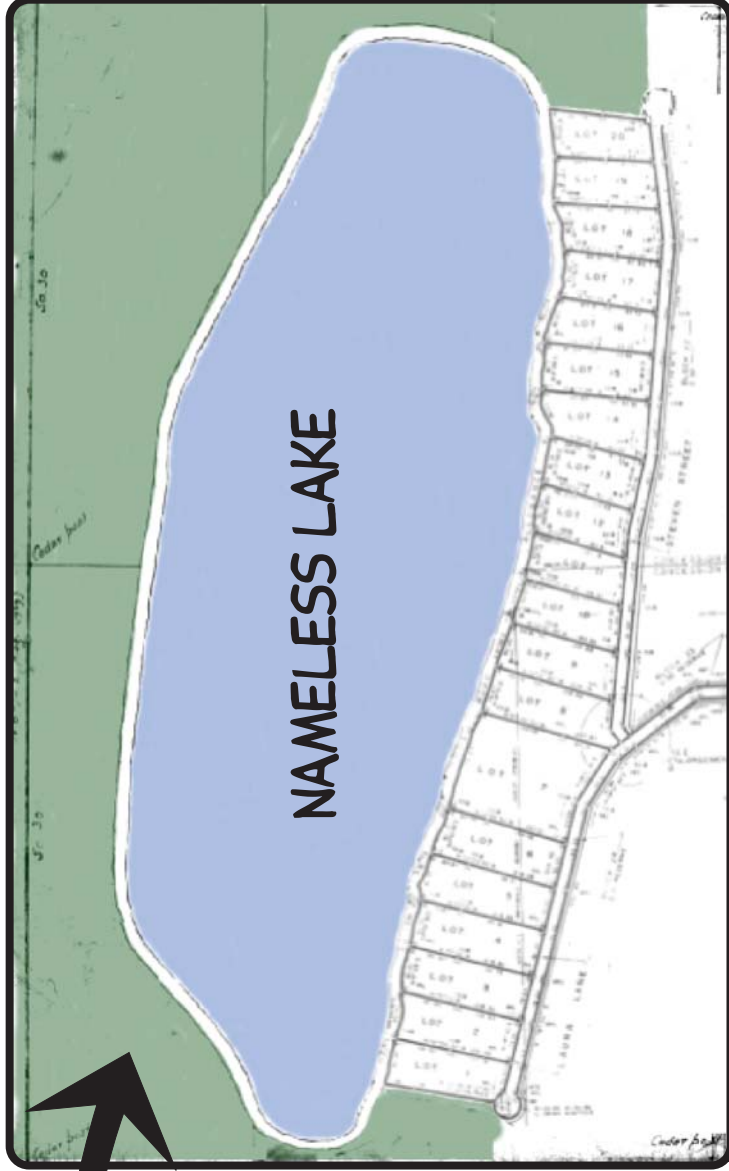
PLACES TO STAY CLOSE BY

The Queens Inn, 19 Water Street 705 282 0665

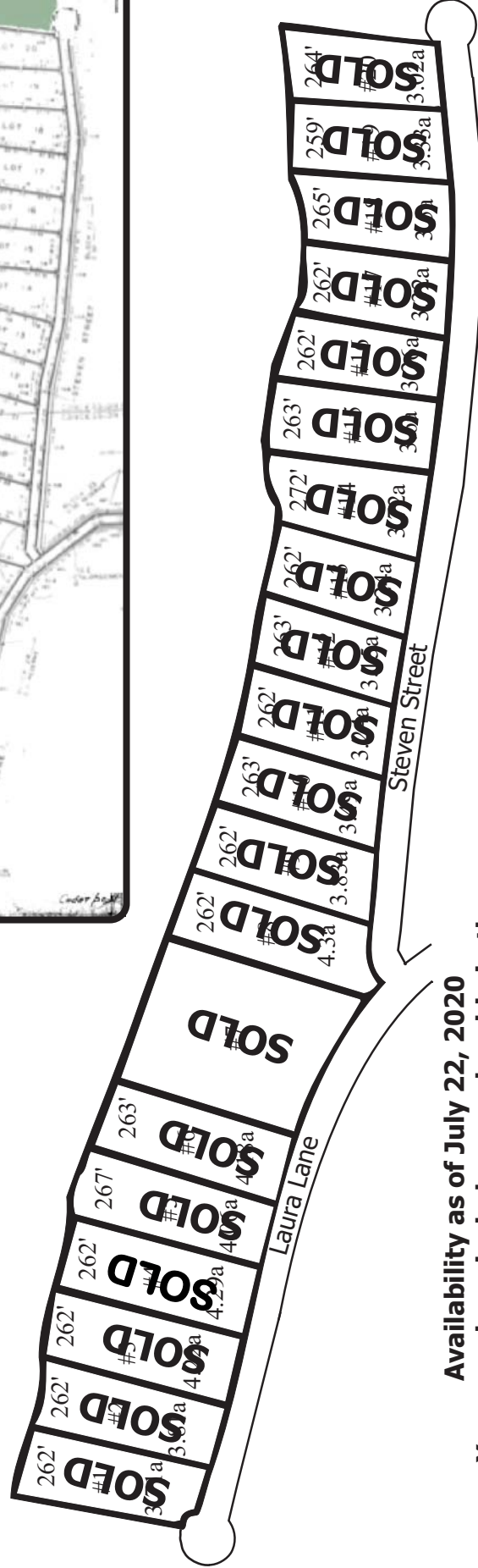
The Inn at Gore Bay, 1 Water Street 705 282 3375

TIMBERSTONE SHORES

...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



Availability as of July 22, 2020
 Your purchase includes membership in the
 Nameless Lake Preservation Association.
 Check our website at www.timberstone.com
 for current pricing and availability.

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

