

## RESTRICTIVE COVENANT

And we the said Transferee/s for ourself/ves, my/our respective heir/s, executor/s, administrator/s and transferee/s the registered proprietor or proprietors for the time being of the land hereby transferred and of each and every part thereof, do hereby covenant with The Transferor/s and others the registered proprietor or proprietors for the time being of the land comprised in Lots 88, 102-105 and 116-134 inclusive on Plan of Subdivision No. 710722B and each and every part thereof (other than the land hereby transferred) as follows:

- (a) That we will not at any time hereafter erect or build or suffer to be erected or built on the lot hereby transferred any building other than one private single storey dwelling house (except for Lots 116, 126, 131 and 134 which will be allowed two private single storey dwelling houses) with the usual outbuildings.
- (b) That such dwelling house 119 -125, 127 – 130, 132 and 133 shall have a floor area (excluding verandahs, carport and garage) of not less than 117 square metres.
- (c) That such dwelling house on Lots 88, 102, 103, 104, 105, 116, 117, 118, 126, 131 and 134 shall have a floor area (excluding verandahs, carport and garage) of not less than 90 square metres.
- (d) That the front of such dwelling house on lots 119, 120, 121, 122, 123, 124 and 125 shall not be closer than 4 metres to the front boundary and shall not be further back than 9 metres from the said front boundary.
- (e) That not less than seventy-five percent (75%) of the external walls of such dwelling house (excluding windows) shall be constructed of brick, brick veneer, stone or any other rendered covered products.
- (f) That the usual outbuildings and garage shall be constructed substantially of brick, brick veneer, stone, timber or coloured new iron.
- (g) That the floor of any verandah shall be constructed of timber, concrete, brick or paving stones.
- (h) That all buildings including outbuildings shall not have roofing of materials other than coloured new iron, tiles, slate or shingles.
- (i) That no fence shall be constructed of plain galvanized, corrugated or similar iron fencing but be of brick (of whatever texture) or vertically ribbed colourbond including front fence and any gates.
- (j) That no letter boxes on a single narrow upright/support are allowed. The letterbox must be constructed of stone, brick or similar form of solid material.
- (k) That no driveway shall be constructed of any material other than concrete, pattern paved or asphalt and start at the back of the kerb and finish at the front of the garage.
- (l) Not to permit or allow the lot hereby transferred to become or remain in an unsightly untidy unclean or unwholesome condition or appearance or be used in any manner which constitutes an annoyance nuisance or disturbance to the owners and occupiers in the time being of the land comprised in the said Plan of Subdivision.
- (m) Not to use or permit to be used the said lot or any part thereof for the keeping of horses, cattle, sheep, goats, pigs, poultry or other livestock save and except dogs, cats or other bona fida household pets.
- (n) Not to erect or cause to be erected on the land or any part of it any prefabricated house or dwelling or to cause and allow or permit a constructed house or dwelling or partly constructed house or dwelling to be moved onto the land (except for the existing site office).
- (o) That no further subdivision of any lot is permitted other than Lots 116, 126, 131 and 134 which may be further subdivided.

AND IT IS HEREBY AGREED as follows:

THAT the benefit of the foregoing covenant shall be attached to and run at law and in equity with the land comprised in Plan of Subdivision No. 710722B other than the land hereby transferred and that the burden thereof shall be annexed to and run at law and in equity with the said lot hereby transferred and the same shall be noted and appear on every future Certificate of Title for the said lot and every part as an encumbrance affecting same.