



PROTECTIVE COVENANTS

- 1 Not to erect, permit or cause to be erected upon the Land:
 - (a) any dwelling except a single residential dwelling that is either single or double-storey (not including a basement garage or loft);
- 2 Not to erect, permit or cause to be erected on the Land:
 - (a) any dwelling or other structure that is not constructed out of new materials;
 - (b) any dwelling that is not constructed from non-reflective materials being primarily rendered masonry, stone, bricks or brick veneer;
 - (c) any dwelling which does not incorporate a portico, gable or feature wall facing the street front, and where the Land is a corner lot, on both street fronts;
 - (d) any dwelling which does not incorporate at least 2 different colours or textures in the street front façade, with each colour or texture making up at least 10% of the total surface area of the façade, where for the purpose of this clause, the façade does not include the roof, gutters, downpipes, windows or doors;
 - (e) any dwelling that does not incorporate:
 - (i) a garage which:
 - (1) is constructed of the same materials as the main residence;
 - (2) is fully enclosed;
 - (3) can house at least two cars parked side-by-side;
 - (4) has a sectional door which when closed completely screens the interior of the garage from the adjacent street; and
 - (ii) a driveway and crossover from the garage to the street kerb which is at least 5 metres wide and no more than 6 metres wide at the street front boundary, and which are both constructed of the same material being brick pavers or coloured concrete and constructed before occupation of the dwelling;
 - (f) any fence other than those already erected by the Seller which:
 - (i) extends forward of the front building line of the dwelling;
 - (ii) is constructed from any materials other than Colorbond in "Riversand" colour or equivalent Colorbond colour;
 - (iii) is not at least 1.8 metres high with "Riversand" or equivalent Colorbond coloured capping, posts and rails;
 - (g) any water tank, water heater, clothes line, incinerator, compost bin, garden shed, rubbish disposal container, incinerator, antenna, aerial, satellite or cable dish unless it is hidden from public view from adjacent streets;
 - (h) any air conditioner or evaporative cooler unless it is of a similar colour to the roof and is hidden from public view from adjacent streets and parks, and not mounted on the front elevation of the house or roof;
 - (i) any solar hot water system or solar panels unless these are visually unobtrusive from adjacent streets;
 - (j) any for sale sign on a vacant lot until at least 3 years after the issue of a separate certificate of title for the Land, and the Buyer acknowledges and agrees that any such sign may be removed the Seller;
- 3 Not to alter the finished earthworks level of the Land by more than 100mm at the street boundary or construct a dwelling with a finished floor level more than 500mm above or below the mean site level of the Land;
- 4 Not to park or permit to be parked on the Land or adjacent street or laneway any commercial vehicles including trucks, buses, trailers, caravans, boats or other mobile machinery ("Commercial Vehicles") unless such Commercial Vehicles are contained wholly within the Land and are hidden from public view;
- 5 Not to carry out or permit to be carried out any repair of any motor vehicle or Commercial Vehicles on any part of the Land that is visible from the street;
- 6 **Not to allow any front landscaping to fall into a state of disrepair or disorder; and**
- 7 **Not to allow any rubbish or debris to accumulate on the Land.**