



RESTRICTIVE COVENANT

The Registered Proprietor (which expression includes the transferees, and assigns and success ores of the Registered Proprietor) covenants that the Registered Proprietor will not:

Dwelling

1. construct or permit to be constructed any dwelling unless the dwelling:
 - (a) demonstrates strong architectural character and incorporates the use of colour and materials to provide considerable interest and individuality, particularly the front elevation by incorporating at least two of the following:
 - (i) lightweight materials such as weatherboard cladding which occupies a minimum of 25% of the front elevation; or
 - (ii) render which occupies a minimum of 70% of the front elevation (or if render is applied to 100% of the front elevation, also introducing a secondary colour); or
 - (iii) a roof gable; or
 - (iv) a balcony, portico, or verandah; or
 - (v) a built-in planter box; or
 - (vi) a front elevation comprised of a minimum of two different wall materials or different wall colours.
 - (b) has a double pitched roof at an angle of not less than 24 degrees or greater than 45 degrees where the roof is visible from street or public access areas (excluding any part of the roof which covers verandah areas), a skillion roof, a flat roof and/or a curved roof; or
 - (c) has a façade treatment with a feature element and a degree of articulation designed in the floor plan and roof to avoid straight flat sections to front walls (and in particular, at least one step in the floor plan mirrored in the roof design of a minimum 600mm (excluding the garage);
 - (d) has a clearly defined entry.
 - (e) has setbacks complying with the Residential R Codes (as varied by any relevant Local Development Plan);
2. construct or permit to be constructed any dwelling using zincalume for the roof;
3. construct or permit to be constructed any dwelling on a Lot serviced by a laneway to its rear boundary, unless the dwelling has a minimum ceiling height of 32 standard brick courses to the front elevation.
4. place or permit to be placed on the front elevation of the roof of a dwelling any solar hot water heater or solar panel;
5. install or permit to be installed on any Lot any air conditioner or evaporative cooler unless it is:
 - (a) contained wholly within a dwelling constructed on the Lot;
 - (b) screened from public view from the street at the front of the dwelling, does not protrude significantly above the ridge line of the roof, and is of a similar colour to the roof; or
 - (c) contained within the roof space between the ceiling and the underside of the roof of the dwelling;

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Corner Lots

6. in respect of a corner Lot, construct or permit to be constructed any dwelling unless the dwelling is designed to:
- (a) articulate the façade of the dwelling to address the primary and secondary streets;
 - (b) incorporate the same architectural treatment to the front façade and to the secondary street facade for a minimum of the first 4.5 metres of the façade adjacent to the secondary street; and
 - (c) incorporate a window treatment visible from the secondary street and within 4.5 metres of the front building line;

Garages and Driveways

7. construct or permit to be constructed any dwelling unless the dwelling contains a double garage making provision for parking of not less than two motor vehicles side by side;
8. construct or permit to be constructed any triple garage unless in a tandem or staggered configuration;
9. construct or permit to be constructed a driveway and crossover between the road and the parking area on the Lot which is not constructed and completed prior to occupation of the dwelling;
10. construct or permit to be constructed a driveway and crossover other than constructed of segregated pavers or quality in-situ concrete finished with a pattern or limestone washed aggregate or similar;
11. construct or permit to be constructed a driveway which is wider than 6 metres at the street property boundary, or less than 0.6 metres from the side boundary;
12. construct or permit to be constructed a driveway cut through a public footpath;

Parking Vehicles

13. park or allow to be parked on the Lot or on the road or on any other property near or next to the Lot any commercial vehicles including but not limited to trucks, caravans, trailers, boats or any other mobile machinery ("commercial vehicles") unless such commercial vehicles are housed or contained within a carport or garage on the Property or screened from public view behind the building line, unless when used during the normal course of business by a visiting tradesperson;

Sheds/Outbuildings

14. construct or permit to be constructed or brought on to the Lot any outbuilding (including any detached garage, workshop, garden shed, storage shed or other outbuilding) which exceeds 10m² in floor area unless constructed in predominantly the same design and materials as the dwelling;
15. construct or permit to be constructed or brought on to the Lot any outbuilding less than 10m² in floor area unless it is coloured to compliment the dwelling and does not extend more than 320mm above the property fence line;

Fencing

16. construct or permit to be constructed any front fence or fence forward of the front face brickwork of the dwelling, or adjoining dwelling with a greater front setback, unless:
 - (a) the front fencing as viewed from the street or a public space is less than 1.8m high and is at least 50% visually permeable above 900mm high; and
 - (b) the front fencing is constructed predominantly of the same material as the main dwelling, and is (as to materials and colours) consistent with or complementary to the primary street elevation's finishes;

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17. in respect of a corner Lot, construct or permit to be constructed any secondary street fencing unless it is set back at least 4m from the corner truncation;
18. construct or permit to be constructed any non-front fencing boundary fencing unless it is constructed of Colorbond colour Slate Grey/Woodland Grey, or masonry or brick predominantly in the same style/construction as the dwelling;
19. occupy a dwelling prior to completion of the fencing for that dwelling;

Removing or Altering Retaining Walls or Fences, and Levels

20. take or permit any action to be taken to remove, alter, mark, or remove any retaining wall, fence or entry statement constructed by Wellard Residential Pty Ltd (ACN 113 195 985) (unless additional blocks are required to be added for the purpose of retaining) on or about any boundary, nor to:
 - (a) permit any such wall or fence to become damaged, unsafe or fall into a state of disrepair;
 - (b) permit any roots or any tree, plant or building or other thing to cause such wall or fence to become structurally unsound; or
 - (c) alter such wall or fence;
21. take or permit any action to be taken to alter the surface level of the Lot;
22. construct or permit to be constructed any retaining walls within public view unless they are constructed of the same materials to match other visible retaining walls in the vicinity previously constructed by Wellard Residential Pty Ltd (ACN 113 195 985);

Landscaping

23. permit garden areas (including adjoining road verges) within public view to remain unlandscaped after three months of completion of any dwelling on the Lot (or in the case of display homes, after practical completion of the display home);

Repairs

24. carry out or permit to be carried out any repairs, restorations or wrecking of any motor vehicle, boat, trailer or any other vehicle unless screened from public view at all times;

Letterboxes

25. construct or permit to be constructed a letterbox other than a letterbox which is clearly numbered and constituted to match the style, colour and materials of the dwelling;

Waste Materials

26. accumulate or permit to be accumulated on the Lot any rubbish, trash, garbage or other waste materials or keep or permit the same to be kept on the Lot or any part thereof except in containers located in appropriate areas screened or concealed from view so that the containers are not visible from street or public access areas;

Window Coverings

27. permit newspaper, aluminium foil or similar material to be used to cover windows within the dwelling that are visible from the street or public access areas.

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"For Sale" Signs

28. save in the case of display homes, erect or permit to be erected a "for sale" sign within a period of two years after the date of this Restrictive Covenant.

Expiry

29. The restrictive covenants in this Annexure shall expire and cease to have effect on 31 December 2034.

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Buyer: _____ Buyer: _____ Seller: _____