

**RESTRICTIVE COVENANTS TO BE INSERTED INTO TRANSFER  
THIS FORM OF COVENANT TO APPLY TO LOTS 1 & 2 ONLY on Plan of Subdivision 749685L**

The Transferees for themselves their heirs executors administrators and successors in Title and transferees with the intent that the benefit of this covenant shall be attached to and run at law and in equity with the whole of the land comprised in Plan of Subdivision No. 749685L (other than the land hereby transferred) and be enforceable as part of and for the purposes of effectuating a general building scheme affecting the whole of the land comprised in the said Plan of Subdivision and that the burden of this covenant shall be annexed to and run at law and in equity with the land hereby transferred and that the same shall be noted and appear on every future Certificate of Title for the said land hereby transferred and every part thereof as an encumbrance affecting the same and every part thereof DO HEREBY and as separate covenants COVENANT with the Transferor its successors in title and transferees and the other registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision (other than the land hereby transferred) and their respective heirs executors administrators successors and transferees that:

- (a) Neither the Transferees nor their successors in title shall at any time hereafter build construct or erect or cause or permit to be built constructed or erected on the land hereby transferred any building other than one private dwelling house having an area of not less than 175 square metres within the outer walls thereof (such area to be calculated by excluding the area of any carports, workshops, garages, terraces, patios, pergolas or verandahs attached to such dwelling house) provided that nothing herein contained shall prohibit the erection on the land of normal residential outbuildings where a private dwelling is or is being erected on the land.
- (b) Neither the Transferees nor their successors in title shall at any time hereafter build construct or erect or cause or permit to be built constructed or erected on the land hereby transferred a residential garage and/or other normal residential outbuildings which have a total aggregate floor area exceeding 100 square metres provided further that in calculating the aggregate total floor area of a garage and/or other normal residential outbuildings the floor area of any garage which is incorporated as an integral part of the structure of a dwelling house constructed on the land shall be ignored.
- (c) Neither the Transferees nor their successors in title shall at any time hereafter build construct or erect or cause to be built constructed or erected on the side boundaries of the land hereby transferred any fence other than a colourbonded fence.
- (d) Neither the Transferees nor their successors in title shall at any time hereafter build, construct or erect or cause or permit to be built, constructed or erected any colourbonded fencing on the land hereby transferred (including but not limited to any colourbond fencing on any boundary of the land hereby transferred) other than colourbonded fencing which is green in colour and of a shade of green known as "Mist Green" or of a shade of green very similar to the shade of green known as "Mist Green".
- (e) Neither the Transferees nor their successors in title shall at any time hereafter paint any colourbond fencing on the land hereby transferred (including but not limited to any colourbond fencing on any boundary of the land hereby transferred) a colour other than the colour green and of a shade of green known as "Mist Green" or a shade of green very similar to the shade of green known as "Mist Green".

Notwithstanding anything to the contrary herein contained the Transferor reserves the right to release, vary, add to or modify these covenants in relation to other land of the Transferor including other land in the said Plan of Subdivision. In particular the fencing restrictions in covenant (c) are to

vary significantly from the standard covenant for some lots on Plan of Subdivision 749685L and the right of the Vendor to make such variations is expressly reserved.

**RESTRICTIVE COVENANTS TO BE INSERTED INTO TRANSFER  
THIS FORM OF COVENANT TO APPLY TO LOT 3 ONLY on Plan of Subdivision 749685L**

The Transferees for themselves their heirs executors administrators and successors in Title and transferees with the intent that the benefit of this covenant shall be attached to and run at law and in equity with the whole of the land comprised in Plan of Subdivision No. 749685L (other than the land hereby transferred) and be enforceable as part of and for the purposes of effectuating a general building scheme affecting the whole of the land comprised in the said Plan of Subdivision and that the burden of this covenant shall be annexed to and run at law and in equity with the land hereby transferred and that the same shall be noted and appear on every future Certificate of Title for the said land hereby transferred and every part thereof as an encumbrance affecting the same and every part thereof DO HEREBY and as separate covenants COVENANT with the Transferor its successors in title and transferees and the other registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision (other than the land hereby transferred) and their respective heirs executors administrators successors and transferees that:

- (a) Neither the Transferees nor their successors in title shall at any time hereafter build construct or erect or cause or permit to be built constructed or erected on the land hereby transferred any building other than one private dwelling house having an area of not less than 175 square metres within the outer walls thereof (such area to be calculated by excluding the area of any carports, workshops, garages, terraces, patios, pergolas or verandahs attached to such dwelling house) provided that nothing herein contained shall prohibit the erection on the land of normal residential outbuildings where a private dwelling is or is being erected on the land.
- (b) Neither the Transferees nor their successors in title shall at any time hereafter build construct or erect or cause or permit to be built constructed or erected on the land hereby transferred a residential garage and/or other normal residential outbuildings which have a total aggregate floor area exceeding 100 square metres provided further that in calculating the aggregate total floor area of a garage and/or other normal residential outbuildings the floor area of any garage which is incorporated as an integral part of the structure of a dwelling house constructed on the land shall be ignored.
- (c) Neither the Transferees nor their successors in title shall build, construct or erect or cause to be built, constructed or erected on any part of the Northern side boundary of the land hereby transferred which is more than seven (7) metres from the rear boundary of the land hereby transferred or any part of the Southern side boundary of the land hereby transferred (including any part of the southern side boundary which is within seven (7) metres of the rear boundary of the land) any fence other than a colourbonded fence.
- (d) Neither the Transferees nor their successors in title shall at any time hereafter build, construct or erect or cause or permit to be built, constructed or erected any colourbond fencing on the land hereby transferred (including but not limited to any colourbond fencing on any boundary of the land hereby transferred) other than colourbonded fencing which is green in colour and of a shade of green known as "Mist Green" or of a shade of green very similar to the shade of green known as "Mist Green".
- (e) Neither the Transferees nor their successors in title shall at any time hereafter paint any colourbond fencing on the land hereby transferred (including but not limited to any colourbond fencing on any boundary of the land hereby transferred) a colour other than the colour green and of a shade of green known as "Mist Green" or a shade of green very similar to the shade of green known as "Mist Green".

Notwithstanding anything to the contrary herein contained the Transferor reserves the right to release, vary, add to or modify these covenants in relation to other land of the Transferor including other land in the said Plan of Subdivision. In particular the fencing restrictions in covenant (c) are to vary significantly between lots on Plan of Subdivision 749685L and may vary significantly between lots created on other plans of subdivision registered on title of the Transferor and the right of the Vendor to make such variations is expressly reserved.

**RESTRICTIVE COVENANTS TO BE INSERTED INTO TRANSFER**  
**THIS FORM OF COVENANT TO APPLY TO LOTS 4, 5, 6, 7, 8, 9, 10 on Plan of Subdivision 749685L**

The Transferees for themselves their heirs executors administrators and successors in Title and transferees with the intent that the benefit of this covenant shall be attached to and run at law and in equity with the whole of the land comprised in Plan of Subdivision No. 749685L (other than the land hereby transferred) and be enforceable as part of and for the purposes of effectuating a general building scheme affecting the whole of the land comprised in the said Plan of Subdivision and that the burden of this covenant shall be annexed to and run at law and in equity with the land hereby transferred and that the same shall be noted and appear on every future Certificate of Title for the said land hereby transferred and every part thereof as an encumbrance affecting the same and every part thereof DO HEREBY and as separate covenants COVENANT with the Transferor its successors in title and transferees and the other registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision (other than the land hereby transferred) and their respective heirs executors administrators successors and transferees that:

- (a) Neither the Transferees nor their successors in title shall at any time hereafter build construct or erect or cause or permit to be built constructed or erected on the land hereby transferred any building other than one private dwelling house having an area of not less than 175 square metres within the outer walls thereof (such area to be calculated by excluding the area of any carports, workshops, garages, terraces, patios, pergolas or verandahs attached to such dwelling house) provided that nothing herein contained shall prohibit the erection on the land of normal residential outbuildings where a private dwelling is or is being erected on the land.
- (b) Neither the Transferees nor their successors in title shall at any time hereafter build construct or erect or cause or permit to be built constructed or erected on the land hereby transferred a residential garage and/or other normal residential outbuildings which have a total aggregate floor area exceeding 100 square metres provided further that in calculating the aggregate total floor area of a garage and/or other normal residential outbuildings the floor area of any garage which is incorporated as an integral part of the structure of a dwelling house constructed on the land shall be ignored.
- (c) Neither the Transferees nor their successors in title shall at any time hereafter build construct or erect or cause to be built constructed or erected on the side or rear boundaries of the land hereby transferred any fence other than a colourbonded fence PROVIDED however that there shall be no limitation on any boundary fencing to be built constructed or erected within seven (7) metres of the rear boundary of the land hereby transferred.
- (d) Neither the Transferees nor their successors in title shall at any time hereafter build, construct or erect or cause or permit to be built, constructed or erected any colourbond fencing on the land hereby transferred (including but not limited to any colourbond fencing on any boundary of the land hereby transferred) other than colourbonded fencing which is green in colour and of a shade of green known as "Mist Green" or of a shade of green very similar to the shade of green known as "Mist Green".
- (e) Neither the Transferees nor their successors in title shall at any time hereafter paint any colourbond fencing on the land hereby transferred (including but not limited to any colourbond fencing on any boundary of the land hereby transferred) a colour other than the colour green and of a shade of green known as "Mist Green" or a shade of green very similar to the shade of green known as "Mist Green".

Notwithstanding anything to the contrary herein contained the Transferor reserves the right to release, vary, add to or modify these covenants in relation to other land of the Transferor including

other land in the said Plan of Subdivision. In particular the fencing restrictions in covenant (c) are to vary significantly between lots on Plan of Subdivision 749685L and may vary significantly between lots created on other plans of subdivision registered on title of the Transferor and the right of the Vendor to make such variations is expressly reserved.

**RESTRICTIVE COVENANTS TO BE INSERTED INTO TRANSFER**  
**THIS FORM OF COVENANT TO APPLY TO LOT 11 ONLY on Plan of Subdivision 749685L**

The Transferees for themselves their heirs executors administrators and successors in Title and transferees with the intent that the benefit of this covenant shall be attached to and run at law and in equity with the whole of the land comprised in Plan of Subdivision No. 749685L (other than the land hereby transferred) and be enforceable as part of and for the purposes of effectuating a general building scheme affecting the whole of the land comprised in the said Plan of Subdivision and that the burden of this covenant shall be annexed to and run at law and in equity with the land hereby transferred and that the same shall be noted and appear on every future Certificate of Title for the said land hereby transferred and every part thereof as an encumbrance affecting the same and every part thereof DO HEREBY and as separate covenants COVENANT with the Transferor its successors in title and transferees and the other registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision (other than the land hereby transferred) and their respective heirs executors administrators successors and transferees that:

- (a) Neither the Transferees nor their successors in title shall at any time hereafter build construct or erect or cause or permit to be built constructed or erected on the land hereby transferred any building other than one private dwelling house having an area of not less than 175 square metres within the outer walls thereof (such area to be calculated by excluding the area of any carports, workshops, garages, terraces, patios, pergolas or verandahs attached to such dwelling house) provided that nothing herein contained shall prohibit the erection on the land of normal residential outbuildings where a private dwelling is or is being erected on the land.
- (b) Neither the Transferees nor their successors in title shall at any time hereafter build construct or erect or cause or permit to be built constructed or erected on the land hereby transferred a residential garage and/or other normal residential outbuildings which have a total aggregate floor area exceeding 100 square metres provided further that in calculating the aggregate total floor area of a garage and/or other normal residential outbuildings the floor area of any garage which is incorporated as an integral part of the structure of a dwelling house constructed on the land shall be ignored.
- (c) Neither the Transferees nor their successors in title shall:
  - i. Build, construct or erect or cause or permit to be built, constructed or erected on any part of the Southern side boundary of the land hereby transferred which is more than seven (7) metres from the rear boundary of the land hereby transferred any fence other than a colourbonded fence;
  - ii. Build, construct or erect or cause or permit to be built, constructed or erected on any part of the Northern side boundary of the land any fence other than a pool type fence.
- (d) Neither the Transferees nor their successors in title shall at any time hereafter build, construct or erect or cause or permit to be built, constructed or erected any colourbond fencing on the land hereby transferred (including but not limited to any colourbond fencing on any boundary of the land hereby transferred) other than colourbonded fencing which is green in colour and of a shade of green known as "Mist Green" or of a shade of green very similar to the shade of green known as "Mist Green".
- (e) Neither the Transferees nor their successors in title shall at any time hereafter paint any colourbond fencing on the land hereby transferred (including but not limited to any colourbond fencing on any boundary of the land hereby transferred) a colour other than the

colour green and of a shade of green known as "Mist Green" or a shade of green very similar to the shade of green known as "Mist Green".

Notwithstanding anything to the contrary herein contained the Transferor reserves the right to release, vary, add to or modify these covenants in relation to other land of the Transferor including other land in the said Plan of Subdivision. In particular the fencing restrictions in covenant (c) are to vary significantly between lots on Plan of Subdivision 749685L and may vary significantly between lots created on other plans of subdivision registered on title of the Transferor and the right of the Vendor to make such variations is expressly reserved.

**RESTRICTIVE COVENANTS TO BE INSERTED INTO TRANSFER**  
**THIS FORM OF COVENANT TO APPLY TO LOT 12 ONLY on Plan of Subdivision 749685L**

The Transferees for themselves their heirs executors administrators and successors in Title and transferees with the intent that the benefit of this covenant shall be attached to and run at law and in equity with the whole of the land comprised in Plan of Subdivision No. 749685L (other than the land hereby transferred) and be enforceable as part of and for the purposes of effectuating a general building scheme affecting the whole of the land comprised in the said Plan of Subdivision and that the burden of this covenant shall be annexed to and run at law and in equity with the land hereby transferred and that the same shall be noted and appear on every future Certificate of Title for the said land hereby transferred and every part thereof as an encumbrance affecting the same and every part thereof DO HEREBY and as separate covenants COVENANT with the Transferor its successors in title and transferees and the other registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision (other than the land hereby transferred) and their respective heirs executors administrators successors and transferees that:

- (a) Neither the Transferees nor their successors in title shall at any time hereafter build construct or erect or cause or permit to be built constructed or erected on the land hereby transferred any building other than one private dwelling house having an area of not less than 175 square metres within the outer walls thereof (such area to be calculated by excluding the area of any carports, workshops, garages, terraces, patios, pergolas or verandahs attached to such dwelling house) provided that nothing herein contained shall prohibit the erection on the land of normal residential outbuildings where a private dwelling is or is being erected on the land.
- (b) Neither the Transferees nor their successors in title shall at any time hereafter build construct or erect or cause or permit to be built constructed or erected on the land hereby transferred a residential garage and/or other normal residential outbuildings which have a total aggregate floor area exceeding 100 square metres provided further that in calculating the aggregate total floor area of a garage and/or other normal residential outbuildings the floor area of any garage which is incorporated as an integral part of the structure of a dwelling house constructed on the land shall be ignored.
- (c) Neither the Transferees nor their successors in title shall:
  - i. Build, construct or erect or cause or permit to be built, constructed or erected on the Southern side boundary or rear boundary of the land hereby transferred any fence other than a colourbonded fence;
  - ii. Build, construct or erect or cause or permit to be built, constructed or erected on the Northern side boundary of the land hereby transferred any fence other than a pool type fence.
- (d) Neither the Transferees nor their successors in title shall at any time hereafter build, construct or erect or cause or permit to be built, constructed or erected any colourbond fencing on the land hereby transferred (including but not limited to any colourbond fencing on any boundary of the land hereby transferred) other than colourbonded fencing which is green in colour and of a shade of green known as "Mist Green" or of a shade of green very similar to the shade of green known as "Mist Green".
- (e) Neither the Transferees nor their successors in title shall at any time hereafter paint any colourbond fencing on the land hereby transferred (including but not limited to any colourbond fencing on any boundary of the land hereby transferred) a colour other than the

colour green and of a shade of green known as "Mist Green" or a shade of green very similar to the shade of green known as "Mist Green".

Notwithstanding anything to the contrary herein contained the Transferor reserves the right to release, vary, add to or modify these covenants in relation to other land of the Transferor including other land in the said Plan of Subdivision. In particular the fencing restrictions in covenant (c) are to vary significantly between lots on Plan of Subdivision 749685L and may vary significantly between lots created on other plans of subdivision registered on title of the Transferor and the right of the Vendor to make such variations is expressly reserved.

**RESTRICTIVE COVENANTS TO BE INSERTED INTO TRANSFERS**  
**THIS FORM OF COVENANT TO APPLY TO LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24 on**  
**Plan of Subdivision 749685L**

The Transferees for themselves their heirs executors administrators and successors in Title and transferees with the intent that the benefit of this covenant shall be attached to and run at law and in equity with the whole of the land comprised in Plan of Subdivision No. 749685L (other than the land hereby transferred) and be enforceable as part of and for the purposes of effectuating a general building scheme affecting the whole of the land comprised in the said Plan of Subdivision and that the burden of this covenant shall be annexed to and run at law and in equity with the land hereby transferred and that the same shall be noted and appear on every future Certificate of Title for the said land hereby transferred and every part thereof as an encumbrance affecting the same and every part thereof DO HEREBY and as separate covenants COVENANT with the Transferor its successors in title and transferees and the other registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision (other than the land hereby transferred) and their respective heirs executors administrators successors and transferees that:

- (a) Neither the Transferees nor their successors in title shall at any time hereafter build construct or erect or cause or permit to be built constructed or erected on the land hereby transferred any building other than one private dwelling house having an area of not less than 175 square metres within the outer walls thereof (such area to be calculated by excluding the area of any carports, workshops, garages, terraces, patios, pergolas or verandahs attached to such dwelling house) provided that nothing herein contained shall prohibit the erection on the land of normal residential outbuildings where a private dwelling is or is being erected on the land.
- (b) Neither the Transferees nor their successors in title shall at any time hereafter build construct or erect or cause or permit to be built constructed or erected on the land hereby transferred a residential garage and/or other normal residential outbuildings which have a total aggregate floor area exceeding 100 square metres provided further that in calculating the aggregate total floor area of a garage and/or other normal residential outbuildings the floor area of any garage which is incorporated as an integral part of the structure of a dwelling house constructed on the land shall be ignored.
- (c) Neither the Transferees nor their successors in title shall at any time hereafter build, construct or erect or cause or permit to be built, constructed or erected on the side or rear boundaries of the land hereby transferred any fence other than a colourbonded fence.
- (d) Neither the Transferees nor their successors in title shall at any time hereafter build, construct or erect or cause or permit to be built, constructed or erected any colourbond fencing on the land hereby transferred (including but not limited to any colourbond fencing on any boundary of the land hereby transferred) other than colourbonded fencing which is green in colour and of a shade of green known as "Mist Green" or of a shade of green very similar to the shade of green known as "Mist Green".
- (e) Neither the Transferees nor their successors in title shall at any time hereafter paint any colourbond fencing on the land hereby transferred (including but not limited to any colourbond fencing on any boundary of the land hereby transferred) a colour other than the colour green and of a shade of green known as "Mist Green" or a shade of green very similar to the shade of green known as "Mist Green".

Notwithstanding anything to the contrary herein contained the Transferor reserves the right to release, vary, add to or modify these covenants in relation to other land of the Transferor including other land in the said Plan of Subdivision. In particular the fencing restrictions in covenant (c) are to

vary significantly between lots on Plan of Subdivision 749685L and may vary significantly between lots created on other plans of subdivision registered on title of the Transferor and the right of the Vendor to make such variations is expressly reserved.