



Parklands Estate

Tallygaroopna

...A Village Lifestyle

RESTRICTIVE COVENANT

AND the Transferee with the intention that the benefit of this Covenant shall be attached to and run at law and in equity with every Lot in Plan of Subdivision No. PS901933X (the Plan) other than the Lot hereby transferred (burdened Land) and that the burden of this Covenant shall be annexed to and run at law and in equity with the burdened land does hereby for himself, his heirs, executors, administrators and transferees, and as separate Covenant covenants with the Transferor and the registered proprietor or proprietors for the time being of every Lot on the Plan and every part or parts thereof other than the burdened land hereby transferred, that the Transferee his heirs, executors, administrators and transferees shall not at any time on the burdened land or any part or parts thereof:-

- a. 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 180 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 house) provided that nothing therein contained shall prohibit the erection on the said land of a garage and/or other normal residential outbuildings where a private dwelling house is or is being erected on the said land.
- b. Build, construct or erect or cause or permit to be built constructed or erected on the land hereby transferred any garage or outbuilding having a maximum roof height at the highest point not exceeding 5 metres and a maximum roof height at the lowest point not exceeding 4 metres provided that nothing therein contained shall be construed as limiting the height of any garage which is incorporated as an integral part of the structure of a dwelling house constructed on the said land.
- c. Build, construct or erect or cause or permit to be built constructed or erected on the land hereby transferred any garage or outbuilding which has an aggregate total floor area exceeding 150 square metres provided that in calculating the total floor area of such garage and outbuilding the floor area of any garage which is incorporated as an integral part of the structure of a dwelling house on the land shall be ignored.
- d. Build, construct or erect or cause or permit to be built constructed or erected on the land hereby transferred any outbuildings which are not constructed entirely from new materials or move onto the said land any building which has previously been wholly or partly completed nor any part thereof.
- e. Build, construct or erect or cause or permit to be built constructed or erected on the land hereby transferred any garage or outbuilding which are constructed with reflective materials including, but not limited to, zinc or galvanised iron.

- f. Erect any side or rear boundary fence on the land hereby transferred on a type other than "farm type" timber post and wire and timber post and wire mesh fence.
- g. Subdivide the land hereby transferred;
- h. Use or permit to be used any garage shed or other outbuilding or motor trailer caravan or other moveable accommodation on the land hereby transferred for living or residential accommodation.
- i. Use or permit to be used on the land hereby transferred or any part thereof:
 - a. For the carrying on of any commercial trade or business or the storing or garaging of any plant or materials connected therewith;
 - b. As a transport depot or bus depot or for any purpose ancillary thereto or for the parking or storing or garaging of any articulated motor vehicle or bus
 - c. As a wood yard, boat yard or marine depot;
 - d. For the keeping of greyhounds for breeding or training purposes or more than 2 dogs of any breed at any time;
 - e. For the storage of hardware and building materials (other than during the erection of a dwelling house, garage or outbuilding on the said land).
- j. Permit any car bodies or like waste to remain on the said land.

PROVIDED always that 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.

AND it is intended that the above Covenant shall appear on the Certificate of Title to issue for the said Lot hereby Transferred and run at law and in equity with the said Lot.