RESTRICTIVE COVENANTS TO BE INSERTED INTO TRANSFER

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. 747205Q (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 120 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 any garage or outbuilding having a height greater than four metres provided that nothing herein 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 land.

(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 land hereby transferred a residential garage and/or other normal residential outbuilding which have a total aggregate floor area exceeding 60 square metres provided further that in calculating the total 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.

(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 on the side or rear boundaries of the land hereby transferred any fence other than a colourbonded fence.

(e) 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 cream in colour and of a shade of cream known as “Paperbark”, “Terrace” or “Merino” or of a shade of cream very similar to the shades of cream known as “Paperbark”, “Terrace” or “Merino”.

(f) 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 cream and of a shade of cream known as “Paperbark”, “Terrace” or “Merino” or a shade of cream very similar to the shades of cream known as “Paperbark”, “Terrace” or “Merino”.

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.