



atlas meadows

JUNORTOUN

RESTRICTIVE COVENANTS:

THE sale and purchase hereby made are so made upon the following express conditions:

- a) That no single storey dwelling or home unit erected on the said lot shall be other than of new materials with no less than seventy percent (70%) of the outer walls (excluding windows) in clay brick, clay brick veneer, brick cement render, concrete masonry with rendered finish or lightweight cladding material with rendered finish;
- b) That no multi-storey dwelling or home unit erected on the said lot shall be other than of new materials with no less than fifty percent (50%) of the outer walls (excluding windows) in clay brick, clay brick veneer, brick cement render, concrete masonry with rendered finish or lightweight cladding material with rendered finish;
- c) That no dwelling or home unit shall be erected on the said lot which has a floor area of less than one hundred and twenty square meters (120m²) including the outer walls thereof such area being calculated by excluding the area of garages, carports, terraces, pergolas and verandahs;
- d) That no fence, shed or other outbuilding on the said lot is to be erected or constructed partly or wholly of galvanised iron cladding, aluminium cladding or zincalume cladding;
- e) That no boundary fence shall be erected on the said lot other than of new materials consisting of post and wire rural fencing material;
- f) That no shed or other outbuilding erected on the said lot or any tent, caravan or other form of portable accommodation standing on the said lot shall be used for the purpose of residential accommodation and no building shall be used for commercial purposes;
- g) That these covenants shall expire on 1 October 2023.

AND IT IS HEREBY EXPRESSLY AGREED AND DECLARED that the transfer of land hereby sold shall contain a covenant by the purchaser thereof for and on behalf of himself, his heirs, executors, administrators and the transferees of the registered proprietor or proprietors for the time being of the land comprised in the said plan of subdivision and every part thereof other than the land being transferred to the foregoing effect in such form as shall be approved by the vendors or their solicitor and such covenant shall be noted upon and appear in every future Certificate of Title for the land so transferred or any part or parts thereof as an encumbrance affecting the same to the intent that the benefit thereof shall be attached to an run at law and in equity with the land comprised in the said Plan of Subdivision and every part thereof other than the land so transferred and that the burden thereof shall be attached to and run at law and in equity with the land so transferred