

AGARIUS PTY. LTD.

Restrictive Covenants

Hidden Valley PS841752J (Lots 1 to 10)

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

1. That no single storey dwelling or home unit erected on the 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;
2. That no multi-storey dwelling or home unit erected on the 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;
3. That no solar panels shall be installed or erected on the lot which shall be visible from the street frontage of the lot;
4. That no fence, shed or other outbuilding on the lot is to be erected or constructed partly or wholly of galvanised iron cladding, aluminium cladding or zincalume cladding;
5. That no shed or other outbuilding erected on the lot, or any tent, caravan or other form of portable accommodation standing on the lot shall be used for the purpose of residential accommodation;
6. That no more than one dwelling save and except for a granny flat or small second dwelling shall be erected on the lot;
7. That no side dividing boundary fence shall be erected on the lot other than of new materials consisting of double-sided Colorbond steel panels of the colour "Woodland Grey";
8. That no side dividing fence shall be erected within four metres of the front boundary of the lot;
9. That no fence erected on the lot shall have a height exceeding two metres;
10. That no fence shall be erected on the front boundary of the lot;
11. That Lots 1-10 (inclusive) must not be further subdivided;
12. That no more than two shipping containers fully painted externally in the colour "Woodland Grey" shall be stored on the lot;
13. That any shipping container stored on the lot must not be visible from the street boundary of the lot;
14. That no building or temporary structure using shipping container components shall be erected on the lot;
15. That no shed or other outbuilding erected on the lot shall be used for commercial purposes or for the conduct of a business employing more than two people on the lot.

That these covenants shall expire on 1 January 2034.