

bartels run

JACKASS FLAT

ARBOR ESTATES PTY. LTD.

Restrictive Covenants

Bartels Run PS907262N (Lots 32 to 61)

1. That no single storey dwelling or home unit erected on the lot shall be other than of new materials with not less than seventy percent 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 not less than fifty percent 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 dwelling or home unit shall be erected on any of Lots 32 to 61 (save and except for Lots 48, 49, 50 and 51) which has a floor area of less than 120 square metres including the outer walls thereof such area being calculated by excluding the area of garages, carports, terraces, pergolas and/or verandahs;
4. That no dwelling or home unit shall be erected on any of Lots 48, 49, 50 and 51 which has a floor area of less than 85 square metres including the outer walls thereof such area being calculated by excluding the area of garages, carports, terraces, pergolas and/or verandahs;
5. That no dwelling or home unit erected on the lot shall place solar panels on the front orientation of the house to the street;
6. That no fence, shed or other outbuilding constructed partly or wholly of galvanised iron cladding, aluminium cladding or zincalume cladding shall be erected on the lot;
7. That no fence shall be erected on the front boundary of any of Lots 32 to 61 (inclusive) SAVE AND EXCEPT for any temporary fencing for any permitted display home;
8. That no fence erected on the lot shall have a height exceeding two metres;
9. That no dividing fence shall be erected on the lot other than of new materials consisting of double sided Colorbond steel panels of the colour "Woodland Grey" or equivalent colour SAVE AND EXCEPT for any temporary fencing for any permitted display home which temporary fencing must be powder coated aluminium or steel balustrading;
10. That no side dividing fence shall be erected within four metres of the front boundary of the lot SAVE AND EXCEPT for a side dividing fence which forms part of the rear boundary of an adjoining lot and SAVE AND EXCEPT for a temporary dividing fence for any permitted display home;
11. That no shed or other outbuilding erected on the lot shall be other than of new materials;
12. That no shipping containers shall be allowed to be kept or stored on the lot;
13. That no dwelling or home unit shall be erected on any of Lots 32 to 61 (save and except for Lots 48, 49, 50 and 51) unless such dwelling or home unit has an enclosed garage (of a minimum size to accommodate not less than 2 vehicles) constructed with roller or tilt panel door under the roof structure of any dwelling erected on the lot;
14. That no dwelling or home unit shall be erected on any of Lots 48, 49, 50 and 51 unless such dwelling or home unit has an enclosed garage (of a minimum size to accommodate not less than 1 vehicle) constructed with roller or tilt panel door under the roof structure of any dwelling erected on the lot;
15. That no shed or other outbuilding erected on the lot or any tent, caravan or other form of portable accommodation (including shipping containers) standing on the lot shall be used for the purpose of residential accommodation or for the operation of a business;
16. That Lots 32 to 61 (inclusive) must not be further subdivided.
17. That no more than one dwelling save and except for a granny flat or small second dwelling shall be erected on the lot.

AND IT IS HEREBY AGREED that the foregoing covenants shall be noted upon and appear on every future Certificate of Title for the land hereby transferred or any part or parts thereof as an encumbrance affecting the same and that the foregoing covenants shall expire on the 1st day of August 2035.