

MG ESTATES PTY. LTD.

Restrictive Covenants

Ascot Park Estate

- (a) That no dwelling or home unit erected on the lot shall be other than of new materials with not less than eighty percent of the outer walls (excluding windows) in clay brick, clay brick veneer, brick cement render, concrete masonry with rendered finish or blueboard substrate with rendered finish;
- (b) That no dwelling or home unit shall be erected on the lot 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.
- (c) That no dwelling or home unit erected on the lot shall be used other than for purposes of residence and no building shall be used for commercial purposes (other than as a display home);
- (d) That no mud brick or mud bricks shall be used in the construction of any building or structure upon the lot;
- (e) That no building erected on the lot shall have a roof of corrugated galvanised iron;
- (f) That no outbuilding erected on the said lot shall have other than a pitched roof with a gable height not exceeding 4.5 metres;
- (g) 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;
- (h) That no fence shall be erected on the front boundary of the lot or between the front boundary and the building set back SAVE AND EXCEPT for any temporary fencing for any permitted display home;
- (i) That no dividing fence shall be erected on the side boundaries of the lot between the front boundary and the building set back SAVE AND EXCEPT for any temporary fencing for any permitted display home;
- (j) That no fence erected on the lot shall have a height exceeding two metres;
- (k) That no dividing fence shall be erected on the lot other than of new materials consisting of double sided colourbond steel panels of the colour "Summershade" SAVE AND EXCEPT that any fencing on the eastern boundary of Lots 43 and 52 must be open style fencing and SAVE AND EXCEPT for any temporary fencing for any permitted display home;
- (l) That no shed or other outbuilding erected on the lot shall be other than of new materials;
- (m) 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;
- (n) That the lot must not be further subdivided and not more than one residence must 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.