



harley terrace

STRATHDALE

TEGGANA PTY. LTD.

Restrictive Covenants

Harley Terrace

- (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 or concrete masonry with rendered finish;
- (b) That no dwelling 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 roof of any dwelling erected on the lot shall have a pitch at an angle of less than twenty degrees to the horizontal;
- (d) 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);
- (e) That no fence, shed or other outbuilding constructed partly or wholly of galvanised iron cladding or aluminium cladding shall be erected on the lot;
- (f) That no mud brick or mud bricks shall be used in the construction of any building or structure upon the lot;
- (g) That the gross floor area of all outbuildings erected on the lot shall not exceed fifteen square metres and no outbuilding shall exceed a height of three metres;
- (h) That no building erected on the lot shall have a roof or walls of corrugated galvanised iron;
- (i) That no fence erected on the lot shall have a height exceeding two metres;
- (j) That no shed or other outbuilding erected on the lot shall be other than of new materials;
- (k) That no garage shall be erected on the lot unless constructed under the roof structure of any dwelling erected on the lot;
- (l) 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;
- (m) That no dividing fence shall be erected on the lot other than of new materials consisting of colourbond steel posts and rails of the colour "Summershade" (previously known as the colour "Mossvale Sand") with infill treated pine panels;
- (n) That the lot shall not be further subdivided to reduce the size of the lots (save and except for Lot 13).
- (o) That no fence shall be erected on the front boundary of the lot (save and except for Lots 5, 6, 15, 16 and 19).

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.