

north harley

STRATHDALE

TEGGANA PTY. LTD.

Restrictive Covenants

Kildonnann Place

- (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, mud brick, brick cement render or concrete masonry with rendered finish or blueboard substrate with rendered finish;
- (b) That no dwelling or home unit erected on Lots 1, 2, 3, 4, or 5 shall be more than single storey in height;
- (c) 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.
- (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 building erected on the lot shall have a roof or walls of corrugated galvanised iron;
- (g) That no shed or other outbuilding erected on the lot shall be other than of new materials;
- (h) That no garage shall be erected on the lot unless constructed under the roof structure of any dwelling erected on the lot;
- (i) 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;
- (j) That the lot shall not be further subdivided to reduce the size of the lot;
- (k) That no fence shall be erected on the front boundary of 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 January 2020.