

### **ARBOR ESTATES PTY. LTD.**

### **Restrictive Covenants**

### **Silky Oak Estate PS 638242S (Lot 46 and Lots 55 to 70)**

- (a) 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;
- (b) 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;
- (c) That no dwelling or home unit shall be erected on any of Lot 46 or Lots 55 to 70 (inclusive) 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, aluminium cladding or zincalume cladding shall be erected on the lot;
- (f) That no fence shall be erected on the front boundary of any of Lot 46 or Lots 55 to 70 (inclusive) or between the front boundary and the building set back of any such lot SAVE AND EXCEPT for any temporary fencing for any permitted display home;
- (g) That no fence erected on the lot shall have a height exceeding two metres;
- (h) 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 "Woodland Grey" or equivalent colour SAVE AND EXCEPT for any temporary fencing for any permitted display home;
- (i) That no shed or other outbuilding erected on the lot shall be other than of new materials;
- (j) That no garage or carport shall be erected on the lot unless it is an enclosed garage capable of accommodating not less than two motor cars constructed with roller doors under the roof structure of any dwelling erected on the lot;
- (k) 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;
- (l) That Lot 46 or Lots 55 to 70 (inclusive) must not be further subdivided and not more than one residence must be erected on any of such lots.

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 June 2021.