

ANNEXURE "E"
SOUTHERN RIVER GLEN
RESTRICTIVE COVENANTS

1. The transferee covenants with the transferor and the transferor's successors in title for the transferee and the transferee's successors in title the registered proprietors from time to time of the land hereby transferred to as ("the property")
 - 1.1 not to erect or construct, or permit to be erected or constructed, on the property :
 - (a) anything other than a residential dwelling and associated outbuildings;
 - (b) more than one dwelling except if the property is a unit site as shown on plans approved by the State Planning Commission;
 - (c) a dwelling having a gross building area less than ~~450~~ **120 (Initials)** _____ square metres exclusive of patios, balconies, verandahs, storage areas, workshops, pergolas and any attached garage, carport or outbuildings;
 - (d) any building exceeding two storey's in height or extending more than 8.5 above the original median finished level of the property, provided that undercrofts or cellars below the original median finished level of the property shall not be considered a storey;
 - (e) any building with external wall materials which are not substantially of masonry construction or which are of highly reflective materials such as mirror glass, zincalume roofing or unpainted galvanized sheet steel and which are not screened from view from adjacent dwellings and roads.
 - (f) any outbuildings whose design, appearance and external colours and textures are not integrated and substantially matched with the main building on the property;
 - (g) any outbuildings with galvanized iron or unpainted fibrous cement walls except for sheds with a floor area of less than 8 square metres and which are not visible from any road;

- (h) any retaining walls with a height more than 1.0 metre above the original median finished level of the property, or any terracing where successive retaining walls are separated by less than one metre of sloped landscaping or lawn, or any retaining wall closer than one metre to a building wall;
 - (i) a garage or carport with an internal floor area of less than 35 square metres;
- 2. Not to erect or construct, or permit to be erected or constructed, any fences on the property except:
 - 2.1. on external boundaries
 - (a) stone or masonry walls,
 - (b) wrought iron or tubular steel fences built into a masonry or stone wall supported by masonry or stone pillars
 - (c) colourbond/Lysaght Trimdeck Fence with steel posts – (colour Paperbark)
 - 2.2 for internal screens or swimming pool security fences:
 - (a) tubular steel fences with infill panels of transparent material; or
 - (b) anodized or painted wrought iron or tubular steel fences supported by steel uprights:
- 3. Not to erect or construct, or permit to be erected or constructed, on the property;
 - 3.1
 - (a) any boundary fence or screen wall exceeding the height of 1.8 metres above the original median finished level of the property, except in the case of an open mesh tennis court fence of the type referred to in covenant 2.1 (a), (b) or (c) and which does not exceed the height of 1.8 metres above the original median finished level of the property.
 - (b) any fence using corrugated fibre cement sheet or metal sheeting, treated pine or brushwood;
 - (c) any fence which is not painted or anodized, except natural stone or finished masonry walls.
- 4. Not to erect or construct or permit to be erected or constructed on the property any;

4.1

- (a) refuse or bin storage area which is visible from the road;
- (b) clothes hoist or clothes line or area used for clothes drying or airing which is visible from the road;
- (c) two way radio or other aerial, any satellite dish or any other media or electronic communication aerial or device which may be visible from outside the property;
- (d) externally mounted air-conditioning or evaporative cooling unit or device which is not in the same colour as the predominant colour of the adjacent surrounding roofing or building material on which the unit or device is mounted.

5. The covenants specified in the paragraph above bind and run with the property and are for the benefit of all the land (“Southern River Glen”) comprised in:

5.1

- (a) Certificate of Title Volume 1670 Folio 662 (Lot 5)
Certificate of Title Volume 1670 Folio 663 (Lot 6)

6. And each and every part of the Southern River Glen subdivision land other than:

6.1

- (a) which is or may at any time in the future be vested in the Crown or reserved for any of the purposes specified in Section 20A of the Town Planning and Development Act, 1928 including without limitation for the purpose of a waterway, pedestrian access way or reserve for sewerage, drainage or recreation.

BUYER:

BUYER:

DATE:

WITNESS: