

CAMORTOM PARK ESTATE, WHYTES ROAD, BARANDUDA

Covenants Intended to be created by Transfer on Completion

The transferees for themselves, heirs, executors, administrators and transferees, the registered proprietor or proprietors for the time being of each of the lots hereby transferred and of every part thereof do hereby and as separate covenants covenant with the transferor, its successors, assigns and transferees and other registered proprietor or proprietors for the time being of the land comprised in Plan of Subdivision PS614644C and every part thereof (other than the land hereby transferred) save and except where the prior written consent of the transferor is first obtained as follows:

- (i) No building shall be erected on the land except one single occupancy dwelling with the usual garage or carport and outbuildings.
- (ii) No single occupancy dwelling shall have a living under roof of less than 200 square metres excluding verandahs, any attached any attached carport, garage or other structure.
- (iii) No dwelling or building on the land shall exceed two storeys in height.
- (iv) The external walls of the dwelling on the land may not be constructed of materials other than brick, brick veneer, masonry, stone or painted concrete save that the walls of the dwelling may be constructed of a composite of materials including timber, fibro cement sheet or glass provided that not less than 70% of the external walls of such dwelling are constructed of brick, brick veneer, masonry, stone or painted concrete.
- (v) No garage, carport, shedding or ancillary structure shall be located forward of or adjacent to the dwelling unless constructed of similar material, and in similar style, colour and proportion to the dwelling provided that any building if not located between the road and the dwelling may be constructed of steel or aluminium sheet, the external surface of which has been permanently bonded to it by factory process an earth colour.
- (vi) No building may be erected on the land the exterior of which is not constructed entirely of new materials or which has been wholly or substantially assembled off the land whether as a previously-occupied building or otherwise.
- (vii) No transportable building, kit home or composite structure shall be erected or located on the land.
- (viii) No building may be erected on the land roofed or clad with material other than non-reflective tiles or colourbond metal in earthy tones.
- (ix) No service area including clothes lines shall be sited other than to the rear of the dwelling.
- (x) No trade or business or activity of any kind whatsoever which might be offensive or injurious to the amenity of the neighbourhood shall be carried out upon any part of the land.

And this covenant shall appear on the Certificate of Title to issue for the said land and run with the land.