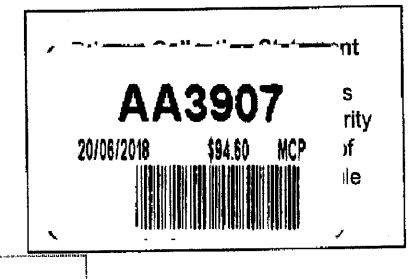
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Memorandum of common provisions

Section 91A Transfer of Land Act 1958



Lodged by	
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Address:	28 Princes Way, Drouin VIC 3818
Reference:	RC:21127
Customer code:	5102N

This memorandum contains provisions which are intended for inclusion in instruments and plans to be subsequently lodged for registration.

Provisions:

The Transferee for himself, his respective heirs, his Executors, administrators and transferees the registered proprietor or proprietors for the time being of the burdened land DO HEREBY COVENANT with the said Transferor and other registered proprietors of the benefitted land that he will not:-

1. Cause or permit to be erected on the Lot a building other than a single detached dwelling house:-
   (a) constructed of new materials;
   (b) the external walls of which are to be constructed of brick, painted or rendered herbal or concrete, or painted or rendered blue board with a roof of tiles or colourbond;
   (c) with domestic outbuildings to be of new materials of a non reflective nature including the roof and not to exceed an area of 54 square metres. No exposed metal or unpainted cement sheet including the roof is permitted
2. Use or permit or allow to be built any temporary, relocatable building or structure on the Lot.
3. Use or permit or allow to be built any building to be used for anything other than residential purposes.
4. Erect or construct or permit to remain any fence upon the property unless such fence or fences meets the following requirement:
   (a) The side fence must be constructed of vertical lapped treated pine palings, not to exceed 1 metre in height over a 2.8 metre distance from the front boundary of the Lot, thereafter angular grading over a distance of 2.5 metres to a fixed 1.8 metres in height.
   (b) The rear fence must be constructed of vertical lapped treated pine palings fixed at a height of 1.8 metres, unless already existing at the time of signing.

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1. The provisions are to be numbered consecutively from number 1.
2. Further pages may be added but each page should be consecutively numbered.
3. To be used for the inclusion of provisions in instruments and plans.

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Memorandum of common provisions
Section 91A Transfer of Land Act 1958

(c) Corner Lots and Lots abutting corner fenced lots are to be constructed of new materials with the front fence being designated as opposite the front door of any dwelling constructed on the Lot.

Provided however that the fences in Lots abutting public open or drainage reserves must be constructed of vertical lapped treated pine paling fixed at a height of 1.2 metres.

5. To park or allow any vehicles to remain on the property which exceeds 3 tonnes in weight or has a double rear axle.

AND it is agreed that the benefit of the foregoing covenant shall be attached to and run at law and in equity with every Lot on the said Plan of Subdivision (other than the land hereby transferred) and the burden of this covenant shall be annexed to and run with the land hereby transferred and that the same shall be noted and appear on every future Certificate of Title to the land hereby transferred and every part thereof as an encumbrance affecting the same and every part thereof.

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