



# RESTRICTIVE COVENANT

## The Owner of a Lot Burdened shall not:

1. erect or re-erect or allow to be erected or re-erected on the Lot Burdened any building or part of a building which has previously been erected in another location nor use any second hand building materials (with the exception of recycled brick) in the construction of any building on the Lot Burdened;
2. use or cause or suffer to be used on the Lot Burdened any mobile home, caravan or tent for living or residential accommodation;
3. allow any plant, machinery, recreational or commercial vehicle, caravan, boat, box trailer, boat trailer, commercial trailer or car trailer to be left or parked on the roadway, nature strip or footpath adjacent to the land or on the Lot Burdened that is visible from the street;
4. keep or cause or suffer to be kept on the Lot Burdened any animals or birds other than those permitted by local government authority or authorities for the time being;
5. pending erection of a dwelling on the Lot Burdened, allow the land to become a fire hazard or be in a condition which has a detrimental effect on the amenity of the neighbourhood;
6. allow the area between the front of the dwelling and the road boundary of the Lot Burdened to remain un-landscaped for a period of more than 90 days from the date of issue of a Certificate of Occupancy for the dwelling on the Lot Burdened;
7. subdivide or allow to be subdivided the Lot Burdened or any building erected or to be erected on the Lot Burdened;
8. cause any solar energy system to be installed on any building (excluding a shed) so that the system or any part thereof is visible from any road boundary of the Lot Burdened;
9. commence occupation of any dwelling erected on the Lot Burdened without window furnishings being installed to any window visible from any road boundary of the Lot Burdened;
10. erect or allow to be erected on the Lot Burdened:
  - 10.1 any dwelling with a frontage (inclusive of the garage but excluding eaves) of less than fifty per cent (50%) of the total front boundary of the Lot Burdened;
  - 10.2 any dwelling with sliding windows to the front façade.
11. erect or allow to be erected on the Lot Burdened:
  - 11.1 any other boundary fence of any material other than Colorbond Monument;
  - 11.2 in relation to any corner Lot, any boundary fence not marked on the Murrindaal Park Estate fencing plan with the prior approval of Murrindaal Park Pty Ltd.