



ANNEXURE "A"

RESTRICTIVE COVENANT MELDENE WEST ESTATE LOT

AND the Transferees DOES HEREBY for itself and its successors in title COVENANT with the Transferor and the successor in title and assigns of the Transferor and the registered proprietors for the time being and from time to time of all other Lots on Deposited Plan 431953

(1) The transferee shall not:

(a) Erect or place upon the Lot any dwelling that is not new at the time of installation.

(b) Erect, place or construct any dwelling on the Lot unless:

1. The dwelling is either:
 - * a conventionally constructed dwelling; or
 - * a new modular, prefabricated or transportable dwelling manufactured off-site and designed for permanent residential occupation;
 2. The dwelling is permanently fixed to approved footings or foundations in accordance with all relevant building approvals and statutory requirements;
 3. External walls are predominantly brick, brick veneer, stone, rammed earth, fibre cement weatherboard, rendered masonry, timber cladding, composite cladding, or other materials approved by the Transferor;
 4. The dwelling contains a minimum enclosed internal floor area of 150 square metres (excluding verandahs, patios, garages, carports and outbuildings) or in the case of a second dwelling as a granny flat, a minimum floor area of 68 square metres;
 5. The dwelling presents a high-quality residential appearance when viewed from any street frontage and is completed to a standard consistent with the character and amenity of the Estate;
- (c) Use any second hand or salvage materials as cladding or external roof surfaces in the construction of the residence or any out buildings;
- (d) Erect any dwelling on this Lot that does include a garage or carport designed to accommodate a minimum of two vehicles.
- (e) Erect any outbuilding with highly reflective external walls or roof materials.

SIGNED BUYER DATE.....

SIGNED BUYER..... DATE.....

SIGNED SELLER..... DATE.....