



LAKE LANDS

Restrictive Covenants Stage 21C

1. RESTRICTIVE COVENANTS RELATING TO THE PROPERTY

The registered proprietor of a lot shall not construct, erect or install or permit to be constructed, erected or installed on their lot:

1.1 LAND USE

Anything other than a residence, a shed, outbuilding or fence that complies with the restrictive covenants.

1.2 HOUSE SIZE

Subject to the minimum open space requirements as set out in the Residential Design Codes, a residence unless the residence has a minimum floor area of:

- (a) 155m² for any lot up to 400m² in area;
- (b) 165m² for any lot ranging from 401m² to 589m²;
- (c) 180m² for any lot greater than 589m²;

Provided however that this house size restriction shall not apply to Lot 2165.

1.3 BUILDING MATERIALS

A residence unless:

- (a) All external walls (excluding windows) are constructed with bricks or masonry or limestone finished face work or painted render or rammed earth or such other materials as the Owners may consent to in writing; and
- (b) the roof of the residence is covered with tiles or colourbond (zincalume is not permitted).

1.4 PARKING

A residence unless:

- (a) the residence contains an enclosed garage making provision for parking of not less than two motor vehicles, side by side and is incorporated under the main roof of the residence;

- (b) the garage is fitted with a segmented panel lift, roller or 'tilter' door.

- (c) a driveway and a crossover between the road and the parking area on the lot are constructed and completed prior to occupation of the residence; and

- (d) the driveway and crossover are constructed of paved materials using brick or block paving but not in situ concrete or grey slabs or such other materials that the Owners may in their absolute discretion consent to in writing.

1.5 SHEDS/OUTBUILDINGS

Any outbuilding (including any detached garage, workshop, garden shed, storage shed or other building) which exceeds:

- (a) 20m² in floor area; or
- (b) 2 metres in height above the natural surface level of the residence

unless constructed in the same materials as the residence or unless the written consent of the Owners has first been obtained.

1.6 FENCING

- (a) any fence forward of the building line unless such fence is constructed of painted rendered masonry, brick or limestone piers no higher than 1.2 metres in height and infilled with timber or wrought iron at a height of not more than 1 metre

- (b) any fence abutting a laneway (excluding fencing forward of the building line) unless such fencing is constructed to a maximum height of 1.8 metres with the lower 1.5 metre portion of such fence being constructed of either painted rendered masonry, brick, limestone or proprietary brand colorbond metal fencing in the colour 'domain' and the upper 0.3 metre portion being constructed of visually permeable fencing.

- (c) any boundary fence abutting any public open space or public reserve or road reserve unless such fence is constructed of

domain colorbond limestone or the same brick as any brick on the property and is of a height of 1.8 metres.

- (d) any gate unless it is constructed of complimentary material to the fence.
- (e) any retaining walls that are within public view unless they are constructed to match in terms of both materials and finish other retaining walls within the Lakelands Private Estate that are within public view.

2. LANDSCAPING

The registered proprietor must not permit garden areas on the lot and within public view or forward of the building setback to remain unlandscaped after six months of occupation of any house on the lot including adjoining road verges

3. FURTHER PARKING RESTRICTIONS

The registered proprietor of a lot must not Park or allow to be parked on the lot or on the road or on any other lot near or next to the lot any commercial vehicles including but not limited to trucks, utilities, caravans, trailers, boats or any other mobile machinery (“commercial vehicles”) unless such commercial vehicles are housed or contained within a garage on the lot or behind the building line, unless when used during the normal course of business by a visiting tradesperson.

4. VEHICLE REPAIRS

The registered proprietor of a lot must not carry out or permit to be carried out on their lot any repairs, restorations or wrecking of any motor vehicle, boat, trailer or any other vehicle unless screened from public view at all times.

5. SUBMISSION OF PLANS FOR APPROVAL

The registered proprietor of a lot must not commence carry out erect construct or alter any development on their lot without plans and specifications (including finishes schedules) being first submitted to and approved by the Owners and compliance with any condition (consistent with the restrictive covenants) imposed by the Owners in giving the approval.

6. APPEARANCE

6.1 The registered proprietor of a lot must not permit:

- (a) any rubbish disposal containers on their lot to be stored or positioned in front of the building line except on days allocated by the local authority for rubbish collection from their lot;
- (b) clothes hoists to be visible from the street on which the residence is located;
- (c) any satellite dish to be visible from the street on which the residence is located;
- (d) TV, radio or communication antennas to be visible above the roofline from the street on which the residence is located;
- (e) any external airconditioning unit to be installed unless it is of similar colour to the roof; or
- (f) any solar hot water unit to be installed on the roof of a residence unless it matches the profile of the residence.
- (g) any letter box that is not clearly numbered and that does not compliment the residence.
- (h) any “for sale sign” to be erected on the property until construction of the residence is at lock up stage or later.
- (i) any action to be taken to remove, alter or mark any wall or fence constructed by the Owners (unless additional blocks are required to be added for the purpose of retaining) on or about any of the boundaries of the lot.
- (k) such wall or fence to become damaged, unsafe or fall into a state of disrepair.
- (l) any roots or any tree, plant or building or other thing on the lot to cause such wall or fence to become structurally unsound and not to repair or renew such wall or fence except in the same style, material and colour as the existing wall and fence.

7. DETAILED AREA PLAN

In respect of Lots 2162 - 2166 (inclusive):

- a) The dwelling must comply with all aspects outlined in the Detailed Area Plan.

- b) No modifications will be permitted to the front fencing constructed by the Seller on lots 2162 - 2165 (inclusive).
- c) The Buyer must construct a brick paved footpath from the house entry to the front gate on lots 2162 – 2166 (inclusive).
- d) The Buyer must construct a brick paved footpath from the front gate to the curb on lots 2162 – 2166 (inclusive).
- e) The Buyer must construct a brick paved footpath from the house entry to the kerb on lot 2167.
- f) The garage is not required to be part of the main roof of the dwelling.