



RESTRICTIVE COVENANTS (CVE Stage 3)

The following Restrictive Covenants are applicable to all lots located within Country Vines Estate Cowaramup [the "Estate"].

These covenants shall be enforceable by the Seller and/or the Council against the Buyer and all successors in title until 31 December 2022. The intended purpose of these Restrictive Covenants is to restrict the use of each lot so that a minimum standard of building is achieved in the Estate. A Detailed Area Plan may also apply (refer to Selling Agent)

1. **Zoning**

The land shall only be used for the erection of a single residential dwelling on lots smaller than 550m² and for residential dwelling purposes within the guidelines of the Council's R codes on all other lots. Dwellings can be either single or double storey.

2. **Construction material**

- (i) Walls to be predominantly of brick, brick veneer, rendered brick, rammed earth, painted fibre cement in neutral paint tones and or hardiplank construction.
- (ii) A residence can be roofed with clay or concrete tiles or Colorbond (not zincalume).

3. **Residence**

- (i) The primary frontage must be made up of at least two (2) different colours or textures excluding windows, doors, roofing, gutters and downpipes.
- (ii) The home must be larger than 140m² excluding garage & verandas but can be including patio/alfresco if adjoining kitchen/dining/living.
- (iii) The pitch of the roof must not be less than twenty-four degrees (24°) on blocks smaller than 550m².

4. **Garage**

- (i) Must be double to enable two motor vehicles to park side by side.
- (ii) Must be constructed of the same materials as the main residence, and situated under the main roof.
- (iii) Must be fitted with a roller or tilt type door to shield vehicles parked inside from the street.
- (iv) Lots 255 and 256 are to be rear loaded from Whiting Lane.
- (v) Any free standing shed is to be constructed from non reflective materials, not allowed on blocks smaller than 550m², not be larger than 54m² or over 3.6m in total height from natural ground level.

5. **Driveway**

A driveway of not less than 3m wide and crossover must be completed prior to occupation of the residence using brick paving, asphalt or coloured concrete.

6. **Parking**

No parking of Commercial Vehicles including but not limited to trucks, buses, boats, caravans and trailers is permissible unless they are screened from public view at all times.

7. **Vehicle repairs/restoration**

No repair or restoration of any motor vehicle, boat, caravan, trailer or other vehicle is to be carried out unless behind the building line and screened from public view.

8. **Fencing**

- (i) Fencing is not to extend forward of the front building line of the residence unless 1.2 or .9m in height.
- (ii) Secondary street fencing is only permitted for a maximum of 80% of the total length of the boundary behind the front building line unless 1.2 or .9m in height.
- (iii) Dividing fencing to be Colorbond CMI sheet profile, colour "Domain" with "Grey Ridge" posts, capping and rails by Colorbond, no less than 1.8m high.
- (iv) Fencings/Walls that may be constructed by the Seller are not to be altered by the Buyer.

9. **Rain Water Tanks**

A MANDATORY 2,500 litre (minimum) rain water tank shall be fitted with gutters to channel rain water runoff. The Rain Water Tank is to be plumbed to the dwelling as per the requirements of the Council. Stocker Preston has obtained a locally-sourced price estimate for a 2,500L tank at \$1,155.

10. **Solar Water Heaters/Air Conditioners**

- (i) Solar hot water heaters or air conditioners may not be erected on that portion of the roof of the residence facing the street and where erected they shall be painted to match the colour of the roof of the residence.
- (ii) Air conditioners may not be erected on the front elevation of the residence.