

ANNEXURE 2
EDEN BEACH STAGE 7
RESTRICTIVE COVENANTS

The Owner (which expression includes the transferees, successors and assigns of the Owner) covenants:

- (1) NOT to construct, erect or install or permit to be constructed, erected or installed on a lot (**Land**):-
- (a) A residence which is not a permanent non-transportable residence.
 - (b) A residence, garage, outbuilding, or fence which does not comply with the mandatory requirements of the Eden Beach Design Guidelines;
 - (c) A residence, unless a driveway and the cross over between the road and the parking area on the Land are constructed and completed prior to occupation of the residence;
 - (d) A driveway which is wider than 6 metres at the street boundary of the Property, is less than 0.6 metres from any side boundary of the Property, or which is not constructed of brick or block paving or concrete which has a similar appearance to limestone; constructed of or comprises grey or painted concrete.
 - (e) A residence which does not have a front façade containing at least 2 of the following features:
 - (i) a Gable; or
 - (ii) a Gablet; or
 - (iii) at least one arch to the brickwork of the front façade with projecting masonry corbels; or
 - (iv) a portico with a minimum width of 1500 millimetres that projects forward from the main roof of the front of the residence; or
 - (v) projecting sill courses to windows; or
 - (vi) a verandah with a minimum depth of 1500 millimetres which comprises a minimum of 50 percentum of the front elevation of the residence; or
 - (vii) a bay window; or
 - (viii) a balcony, feature wall or planter box.
 - (f) A residence which does not have a front facade comprising of two colours or material such that there is a substantial feature material or colour in contrast to the predominant wall material or colour with one material or colour to be no more than 90% of the wall area of the front facade with a maximum area of face brick to be 75%.
 - (g) A residence which does not contain a carport or garage making provision for parking of at least two motor vehicle where the Land has a frontage of more than 10 metres;
 - (h) A residence which does not contain a carport of garage making provision for parking of one motor vehicle where the Land has a frontage of less than 10 metres;
 - (i) A carport or garage, which, if not located under the main roof of the residence:-
 - (i) is not made of the same materials as the residence; or
 - (ii) does not match or complement the residence, in respect of the pitch of the roof, materials used, the design and external appearance including colour and the quality of construction.
 - (j) A residence unless it has a front wall height across the full width of the elevation to a minimum of 32 vertical brick courses (2.7 metres) for a single storey residence which has vehicle access from a laneway.
 - (k) A residence unless it has a roof pitch of a minimum of 24 degrees for a traditional roof and 5 degrees minimum for a skillion roof.

- (l) A residence which has a flat roof unless screened from public view by a parapet wall.
- (m) A residence which has a curved roof unless it has a minimum 12 degree pitch.
- (n) Any outbuilding structure unless the structure is made of the same materials as the residence and the structure otherwise matches or complements the residence in respect of materials used, the design and external appearance, including colour and the quality of construction.
- (o) Any fencing forward of the building line of a residence built on the Land shall be constructed in the same materials and with similar or complementary colours as the residence to be visually permeable above 750mm in height to a maximum height of 1750mm.
- (p) Any side and rear dividing fencing shall be consistent with the Owners specification as outlined in the fencing rebate package provided to all buyers.
- (q) If the rear boundary of the Land abuts an access lane, or a front boundary retaining wall exceeds 600mm in height, any fence which extends forward of the building frontage set back line unless it:
 - (i) is constructed of the same materials as the walls of the residence, limestone or is otherwise consistent with the Eden Beach Design Guidelines a copy or a summary of which has been provided or is available from www.edenbeach.com.au; and
 - (ii) is visually permeable above 750mm in height to a maximum height of 1750mm.
- (r) A residence unless all boundary fencing is constructed and completed at the same time as or prior to occupation of the residence.
- (s) A letter box which is not located adjacent to the driveway, is not clearly numbered or does not match or complement the residence.
- (t) An air conditioner or evaporative cooler, unless: -
 - (i) contained wholly within the residence; or
 - (ii) is installed generally below the ridge line of the roof and is of similar colour to the roof; or
 - (iii) contained within the roof space between the ceilings of the residence and the underside of the roof of the residence.
- (u) A solar hot water system or photo-voltaic system, unless it is screened from public view (where possible without adversely impacting on the solar efficiency of same) or otherwise located in the least visibly obtrusive location from the street or public open space areas and, fits the roof profile and is not elevated at any angle to the roof profile and otherwise matches or complements the residence.
- (v) A clothes line or rain water tank except in accordance with the manufacturer's instructions and which is not screened from public view.
- (w) TV antennas and satellite dishes unless screened from public view or otherwise located in the least visibly obtrusive location from the street or public open space areas.

NOT to:

- (i) park or allow to be parked on the land or on the road or on any other land near to or next to the land, any commercial vehicles (which have an aggregate weight greater than 3.5 tonnes or a height greater than 2.0 metres) or caravans, trailers, boats or any other mobile machinery ("vehicles") unless the vehicles are housed or contained wholly within a carport or garage on the land or are screened from public view; or
 - (ii) carry out any repairs to or restoration of any vehicles parked on the land or on the road or on any other land near to or next to the land unless such repairs or restoration is carried out wholly within a carport or garage on the land or is screened from public view.
- (3) That where retaining walls or fences have been erected on any of the boundaries of the land by the Owner, NOT to alter or remove any of the retaining walls or fences, NOT to allow or permit the retaining

walls or fences to fall into a state of disrepair, and NOT to repair or renew such retaining walls or fences except in the same style and colour as the existing retaining walls and fences.

- (4) That if retaining walls or fences have been erected on any of the boundaries of the land by the Owner, NOT to alter the level of the surface of the land by elevating the level by more than one half of the one metre.
- (5) Erect or display or cause to be erected or displayed on the Property any sign hoarding or advertising of any description whatsoever other than a sign erected by a builder of the residence in accordance with the Builders Registration Act during the period of construction of the residence or a "FOR SALE" sign which may be erected after completion and occupation of a residence on the Property or after a period of one year from the date of sale and transfer of each of the lots on the deposited plan by the Seller.
- (6) Not to breach or cause to be breached the Eden Beach Design Guidelines, a copy or a summary of which has been provided or is available from www.edenbeach.com.au.
- (7) For the purposes of these covenants:-
 - (a) **Gable** means a triangular portion of the external wall between the enclosing lines of a pitched roof
 - (b) **Gablet** means a small Gable, such as in a Gambrel Roof;
 - (c) **Gambrel Roof** means a roof having a small Gable near the apex of a hipped end;
 - (d) **outbuilding** means a building or buildings erected or constructed on the land which is not part of the residence, the carport or the garage.
 - (e) **Portico** means a narrow verandah or colonnade projecting from the front entrance of the residence;
 - (f) **primary street** means the street which is directly opposite the main front door of the residence; and
 - (g) **residence** means a building constructed for private residential occupation which may be a single residence or part of a duplex or triplex development and may be more than one storey in height, depending on the density requirements of the City of Wanneroo and WAPC.
 - (h) **secondary street** means a street which runs along the side of the residence and is not a primary street.

Signed by the Buyer:

.....
Buyer Signature

.....
Buyer Signature

.....
Witness

.....
Witness

Date

Date