

## Annexure B

Springtime  
RIVERSIDE



### RIVERSIDE STAGE 8

#### PROTECTIVE COVENANTS

##### 1.1 PROTECTIVE COVENANTS RELATING TO THE PROPERTY

The Buyer acknowledges that the Property will be encumbered by and is sold subject to the protective covenants to be imposed by the Seller as set out below.

##### 1.2 DWELLING

The buyer must not construct or permit to be constructed on the property any house unless the house:

- (a) demonstrates strong architectural character and incorporates the use of colour and materials to provide considerable interest and individuality, particularly the front elevation;
- (b) has a clearly defined entry;
- (c) has a façade treatment with a feature element and degree of articulation designed to avoid straight flat sections to front walls.
- (d) Is constructed in accordance with the Wungong Urban Project and is guided by the Armadale Redevelopment Scheme No.2 and the Wungong Urban Water Project Area Design Guidelines (draft).

##### 1.3 PARKING AND STOREROOM

The Buyer must not construct or permit to be constructed on the Property:

- (a) a driveway and the crossover between the road and the parking area on the Property which are not constructed and completed prior to occupation of the house;
- (b) a driveway and crossover which is not constructed of segregated pavers or quality in-situ concrete finished with a pattern or limestone washed aggregate or similar; or
- (c) a driveway which is wider than 6 metres at the street property boundary or less than 0.6 metres to the side boundary.

##### 1.4 APPEARANCE

- (a) Letterbox to be clearly numbered constituted to match the style, colour and materials of the house.
- (b) Except for display houses, the Buyer must not erect or permit to be erected a 'for sale' sign on the Property for a period of 2 years after the Settlement Date.

##### 1.5 FENCING

- (a) The Buyer must not construct or permit to be constructed on the Property any front fence or fence forward of the front face brickwork of the house, or adjoining house with a greater front setback, unless the Front fencing as viewed from the street or a public space is less than 1.8m high and is at least 50% visually permeable above 900mm high and constructed predominantly of the same material as the main dwelling, being of limestone, rendered concrete, clay brick or other similar material. Materials and colours must be consistent or complementary to the primary street elevation's finishes.
- (b) The Buyer must not erect or permit to be erected any boundary fencing unless it is constructed of Colourbond 'Wavelock' in 'Grey Ridge' Colour or constructed from masonry or brick predominantly in the same style/construction as the house.
- (c) The Buyer must not take or permit any action to be taken to remove, alter, mark, or remove any wall or fence constructed by the Seller on or about any of the boundaries of the Property, not to permit such wall or fence to become damaged, unsafe or fall into a state of disrepair, not to permit any roots or any tree, plant or building or other thing on the Property to cause such wall or fence to become structurally unsound and not to alter such wall or fence without the Seller's prior written consent.
- (d) The Buyer must not alter the surface level of the Property without the express permission of the Seller.
- (e) The Buyer must not occupy the property prior to completion of the fencing.

##### 1.6 LANDSCAPING

The Buyer must not permit garden areas on the Property and within public view to remain unlandscaped after three months of occupation of any house on the Property, including adjoining road verges. In the case of display homes the garden areas are to be landscaped at practical completion.

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Buyer: \_\_\_\_\_ Buyer: \_\_\_\_\_ Seller: \_\_\_\_\_

**1.7 REPAIRS**

The Buyer must not carry out or permit to be carried out on the Property any repairs, restorations or wrecking of any motor vehicle, boat, trailer or any other vehicle unless screened from public view at all times.

**1.8 DRAINAGE**

The Buyer must not:

- (a) construct or permit to be constructed on the Property any storm water drainage soakwell in a location other than in front of the building line of the building constructed or to be constructed upon the Property;
- (b) construct or permit to be constructed on the Property any drainage system that does not comply with the requirements detailed at Annexure G, namely '*Springtime Riverside – Lot retention using concrete soakwells – 13 July 2015 (Approved Drainage System)*'; and
- (c) permit any stormwater or other water generated on the Property to runoff or overflow from the Property (including into the street drainage system) other than via the Approved Drainage System.

**1.9 SUBMISSION OF PLANS FOR APPROVAL**

The Buyer must not commence carry out, erect, construct or alter any development on the Property without plans and specifications (including finishes schedules) being first submitted to and approved by the Seller or the Seller's Agent and compliance with any condition (consistent with these covenants) imposed by the Seller in giving the approval. Submissions can be sent to [info@urbanquarter.net.au](mailto:info@urbanquarter.net.au)

**1.10 TIME LIMIT**

The above protective covenants shall expire and cease to have effect from and including 5 years from the issue of the certificate of title to the Property. Initial Here

**1.11 BUYER'S ACKNOWLEDGMENT**

- (a) The Buyer must make its own enquiries about the impact of the protective covenants imposed by the Seller as they affect the Property and shall be taken to have satisfied itself about the protective covenants prior to the Contract Date.
- (b) The Buyer acknowledges that the burden of the protective covenants in this annexure runs with the Property for the benefit of every other purchaser of land in the **Deposited Plan 419415** excluding any land which is not residential, and shall be enforceable against the Buyer and every subsequent registered proprietor of the Property.
- (c) The Buyer acknowledges that each protective covenant is separate from the other and therefore if any protective covenant becomes invalid or unenforceable then the remaining protective covenants will not be affected and each covenant will be valid and enforceable to the fullest extent permitted by law.
- (d) The Buyer acknowledges that the protective covenants will not be modified, surrendered, released, abandoned whether wholly or partially except with the Seller's written consent.

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Buyer: \_\_\_\_\_ Buyer: \_\_\_\_\_ Seller: \_\_\_\_\_