

Restrictive Covenants for Petersons Hill Road Subdivision

The Purchaser will ensure that:

1. No second hand, relocatable or prefabricated building or temporary structure to be brought on to the land except a builders shed at the commencement of, and for the duration of construction of any dwelling being erected on the land.
2. Until construction of a dwelling and landscaping is completed the land is to be maintained in a tidy condition.
3. All construction work required to complete the exterior of a dwelling on the land shall be completed within a period of 18 months from the date of commencement of construction work, and earth works and landscaping works associated with such development similarly should be completed within six months of building completion or within one growing season after building completion which ever is the later.
4. No dwelling is to be used as a residence until the exterior cladding is complete and all services are connected to the dwelling.
5. All fencing associated with any buildings must be in materials similar to the dwelling. No composite materials or corrugated iron fencing is permitted and the colours of fencing materials shall be in a natural and recessive colour. No solid fencing shall be allowed along any common boundary.
6. No garages or outbuildings shall be erected on the land except in conjunction with or following construction of a dwelling and all such buildings shall be constructed with permanent materials and in character with the dwelling on the land.
7. All buildings erected on the land shall comply with the following building requirements:
 - a. No dwelling, building or other structure on Lots 2, 3, 4, 8, 9 and 17 shall exceed 5.5 metres above the finished ground level of the subject Lot and as to the other Lots shall not exceed 7 metres above finished ground level of the subject Lots.
 - b. Roof pitch shall be within the range of 35 degrees to 55 degrees. Flat roofs are permitted.
 - c. Roofs shall be in natural colours of low reflectivity (less than 40%). Plain galvanised zincaluminum or unpainted materials are not permitted.

- d. Wall claddings shall be in timber, plaster, painted galvanised iron (but not comprising more than 20% of total wall area and used as a architectural feature) brick (excluding red brick) or natural stone.
 - e. Wall colours shall be natural and recessive colours in the range of colours comprising browns, tussock, greys or natural greens.
 - f. There shall not be any more than one dwelling per Lot.
8. All building materials used for construction work on any Lot are to be kept at all times within the boundary of the Lot on which the construction is being undertaken.
 9. Any access driveway formed by the vendor for access to a particular Lot must be used for all access during construction work on that Lot and at no time is any vehicle used in the construction process on any Lot to be driven over any land other than the formed driveway relating to that Lot.
 10. No further subdivision of any Lot is permitted.
 11. The property will not be used for any trading or commercial purpose including the operation of a "bed & breakfast" type accommodation.
 12. No animals are to be permitted on to any property other than household pets.