

RESTRICTIVE COVENANTS

Until the expiry of these Restrictive Covenants on the 31 December 2040, the Covenantor must not:

1. Clear any trees or vegetation external of the Lot boundaries.
2. Raise breed or keep more than 2 dogs on the Land nor shall the Covenantor raise breed or keep a cat on the Land. The keeping of domestic cats on the Land is prohibited by the Shire of Augusta-Margaret River.
3. Alter the natural ground level of the Land without the written approval of the Shire of Augusta-Margaret River. Place or erect or permit or suffer to be placed or erected any advertising or business signage on the Land which is visible from the street or on any boundary fencing unless the sign is a real estate sign erected only after the dwelling has been completed on the Land advertising both the Land and dwelling for sale.
4. Park any commercial vehicle, boat or caravan nor repair any motor vehicle, boat or machinery on any part of any Land that is visible from the street frontage of that Land.
5. Fail to:
 - a) comply with all firebreak notices issued by the Shire of Augusta-Margaret River;
 - b) comply with the Bush-fire Management Plan for the subdivision as approved by the Shire of Augusta-Margaret River; or
 - c) regularly inspect the roof and gutters of the dwelling on the Land and remove leaves and other flammable materials. Store flammable materials within 10 metres of a dwelling on the Land unless contained indoors within a shed thereon.
6. Permit vehicle access to and from Brockman Road, except access via the constructed portion of Pioneer Road.
7. Carry out any development on the Land that does not comply with the **Parkwater Estate Building Guidelines** which apply to all Burdened Lots shown on the Deposited Plan, as outlined below:
 - 7.1 All single dwellings shall have an internal living floor area of no less than 150 square metres, (excluding the area of a garage, carport, patio or verandah).
 - 7.2 Recycled second-hand relocated transportable dwellings are not permitted.
 - 7.3 Where appropriate, pole and stumped housing design is preferred on steep sloping lots. Where slab on ground is utilised for all or a portion of the dwelling, filling of the lot is limited to the footprint of the dwelling and batters required for retaining.
 - 7.4 All permanent vehicle parking areas are to be screened from view from the street.
 - 7.5 Any courtyard, patio and outdoor living areas are to be screened from the adjoining lots with vegetation, brushwood, rendered brickwork stonework, timber, Colorbond sheet fencing or a combination of these materials. In the case of non-street facing boundaries, there is a preference for **Colourbond "Monument"** colour fencing, except the rear (north) boundary of Lots 241 to 257, inclusive, where the fence shall be; rural fence construction of pine post, ringlock and a minimum of one top wire and 3 supporting wires; and, where gates are installed on this rear fence, shall be of galvanized pipe and weldmesh.
 - 7.6 All water tanks are to be located so that they are not highly visible from the streetscape.
 - 7.7 Any dwelling home or ancillary buildings shall be constructed with external surfaces (other than glazed areas) constructed entirely in non-reflective, non-flammable materials.
 - 7.8 The roofing of any dwelling or ancillary building shall be constructed with enclosed eaves fitted with leaf guards to prevent build-up of leaves and flammable materials.
 - 7.9 The front and side walls of the dwelling, visible to the primary and secondary streets, shall not be constructed of double height or maxi bricks unless this brickwork is rendered.

- 7.10 Any garage that doesn't have a garage door concealing the garage contents, or if a carport is constructed, all openings shall be physically screened to conceal the carport contents as viewed from the primary and secondary streets.
- 7.11 Any shed or outbuilding shall not be greater than 50 square metres without Shire approval.
- 7.12 A driveway and crossover are to be completed at the same time as construction of the dwelling and before occupation of the dwelling.
- 7.13 All buildings or other improvements on the Lot shall comply with firstly, the Building Protection Zones as part of the Fire Management Plan; and secondly, the R Codes or other building setbacks, as they have each been approved by the Shire of Augusta-Margaret River.
- 7.14 An Owner shall not erect or cause to be erected upon any Lot
- a) any solid fence greater than 900mm on the front boundary; and
 - b) where any existing fence is erected, any fence other than by way of maintenance repair or replacement of that existing fence with another of the same design, construction, and appearance.
- 7.14 The lot Owner shall not erect or permit to be erected any clothesline, compost tumbler or rubbish storage receptacle unscreened from the street and Public Open Space or forward of the front building setback line.
- 7.15 The Lot Owner shall not install any drainage soakwells, or other stormwater containment systems that:
- a) are not connected to roof stormwater drainage of the dwelling constructed on the Land;
 - b) are not deeper than 900mm, if installed underground; and
 - c) are not designed to the Shire of Augusta – Margaret River's standard requirements.
- 7.16 Each lot Owner shall make itself conversant with those provisions of the Shire of Augusta-Margaret River's Town Planning Scheme which relate to the use and management of the lot.
- 7.17 Each lot Owner shall not submit building plans and specifications to the Shire of Augusta-Margaret River under the normal building approval procedures until the Owner has submitted two full sets of plans and specifications, showing the materials and colours proposed for all building elements and received the endorsed plans confirming compliance with the Building Guidelines. Building Plans to be submitted as follows:

To: Project Manager, Parkwater Estate

Email: alex@qprojects.com.au, or,

Post: PO Box 1402, Busselton WA 6280.

