

**INSTRUCTIONS**

1. This form may be used only when a "Box Type" form is not provided or is unsuitable. It may be completed in narrative style.
2. If insufficient space hereon Additional Sheet Form B1 should be used.
3. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
4. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

**NOTES**

1. Insert document type.
2. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The address and occupation of the witness must be stated.

EXAMINED

OFFICE USE ONLY

**M227782 RC**

03 Apr 2013 08:59:58 Perth



REG \$ 160.00

*6 May 2013*

LODGED BY	Civic Legal
ADDRESS	Level 2, 11 Mounts Bay Road PERTH WA 6000
PHONE No.	9460 5000
FAX No	9460 5001
REFERENCE No.	XLD/103221 (DP 76038)
ISSUING BOX No.	196C

PREPARED BY	Civic Legal (XLD/103221)		
ADDRESS	Level 2, 11 Mounts Bay Road PERTH WA 6000		
PHONE No.	9460 5000	FAX No.	9460 5001

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY.

*M*

TITLES, LEASES, DECLARATIONS ETC. LODGED HEREWITH

1.	_____	Received Items
2.	_____	Nos.
3.	_____	
4.	_____	
5.	_____	
6.	_____	Receiving Clerk <i>S</i>

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.



- (xii) not to park or allow to be parked on the land or on the road reserve next to or adjacent to the Land any commercial vehicles including trucks, utilities, caravans, boats, trailers, or any other mobile machinery ("Commercial Vehicles") unless such Commercial Vehicles are housed or contained wholly within the land and are hidden from public view;
- (xiii) not to permit the construction or erection of a water heater, clothes line, satellite or cable dish, or rainwater tank except in accordance with the manufacturer's instructions and which is hidden from public view;
- (xiv) not to permit the construction or erection of an air conditioner or evaporative cooler except in accordance with the manufacturer's instructions and which is of a similar colour to the roof;
- (xv) not to damage, alter, extend, build up or affect the visual appearance of any retaining wall on the land unless first approved by the initial Developer's Agent;
- (xvi) not to remove or damage or permit to die any tree provided to the Land or the road verge in front of or to the side of the Land, unless first approved by the Developer's Agent;
- (xvii) not to permit or allow the front landscaping of the Land to fall into a state of disrepair or disorder;
- (xviii) not to use gravel (including blue metal), limestone rubble, pea gravel, crushed brick, gravel limestone mixes or any similar loose aggregate for any landscaping to the Land or road verge which is visible from the adjoining streets, unless first approved by the initial Developer's Agent; and
- (xix) not to erect or display on the Land any sign hoarding or advertising of any description whatsoever, except for professional signage advertising the sale or lease of a fully completed dwelling house constructed on the Land. Any sign or advertising material erected or displayed on the Land in breach of this covenant may be removed without notice by the initial Developer's Agent.

## SCHEDULE

The registered proprietor for the time being of each Lot ("Lot") covenants:

- (a) not to construct, erect or install or permit to be constructed, erected or installed on the land without the prior written approval of the Developer or its agent:
  - (i) any dwelling other than a single, private, non-transportable dwelling house having a floor area of 190 square metres or more and being constructed predominantly of clay face brick, painted cement rendered brick or stone elevations. The area of such dwelling is to be calculated so as to exclude any areas comprised in any garages, storerooms, verandas, balconies, pergolas and out-buildings of any nature whatsoever;
  - (ii) any dwelling having a roof pitch of less than 20 degrees or greater than 40 degrees, or any dwelling with a roof constructed of zincalume or any other significantly reflective material;
  - (iii) any dwelling house without, at the same time providing an enclosed garage for not less than two motor vehicles, parked side by side, which:
    - 1. includes a garage door sufficient to completely screen the interior of the garage from the street;
    - 2. is built under the main roof of the dwelling, or constructed in a manner that matches the dwelling house in respect of the design, materials used, roof pitch and external appearance, including colour and quality of appearance; and
    - 3. includes a driveway and cross-over constructed of the same material being either brick paving or a poured limestone product and extending to the road kerbs;
  - (iv) any retaining wall that faces a street frontage unless constructed of limestone blocks of substantially the same colour, texture, size and finish as those used in the surrounding area to the satisfaction of the initial Developer;
  - (v) any alteration to any existing fence already erected on any boundary of the land at the date of purchase by the registered proprietor;
  - (vi) any fence (other than an existing fence already erected on any boundary of the land at the date of purchase by the registered proprietor) unless constructed of pine lap, limestone or masonry (or some combination thereof) at a nominal height (i.e. excluding any retaining wall on which the fence is constructed) of 1.8 metres;
  - (vii) any fence forward of the front building line of the dwelling house or any fence to the front boundary facing the street;
  - (viii) any free-standing structure (including a garden shed) of 9 square metres or less, unless such structure:
    - 1. is substantially hidden from public view from immediately adjacent streets and parks;
    - 2. is not constructed of zincalume or any other significantly reflective material; and
    - 3. has a wall that does not project above the height of any surrounding boundary fence by more than 300mm;
  - (ix) any free-standing structure (including a garden shed) of greater than 9 square metres but less than 36 square metres, unless such structure:
    - 1. is substantially hidden from public view from immediately adjacent streets and parks;
    - 2. is constructed with a pitched roof;
    - 3. is not constructed of zincalume or any other significantly reflective material;
    - 4. has a wall that does not project above the height of any surrounding boundary fence by more than 600mm;
    - 5. has been approved in writing by the registered proprietor of each lot surrounding the land on which such structure is erected; and
    - 6. is of similar colour to that of the housing materials;
  - (x) any free-standing structure (including a garden shed) in excess of 36 square metres, unless such structure matches the dwelling in respect of materials used, design and external appearance including colour and quality of construction; and
  - (xi) any structure attached to the dwelling house, unless such structure matches the dwelling house in respect to materials used, design and external appearance including colour and quality of construction, unless it is hidden from public view.

**1.2 Interpretation**

In this document unless the context otherwise requires:

- (a) words importing the singular include the plural and vice versa;
- (b) words importing any gender include the other genders;
- (c) references to persons include corporations;
- (d) references to a party hereto or to any other person include the legal personal representatives, successors and permitted assigns of that party or person;
- (e) if a word or phrase is defined cognate words and phrases have corresponding definitions;
- (f) any obligation incurred by two or more parties shall bind them jointly and severally and an obligation incurred in favour of two or more parties shall be enforceable by them jointly and severally; and
- (g) headings shall be ignored in construing this document.

**2. RESTRICTIVE COVENANTS**

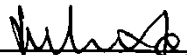
Each of the Lots is to be encumbered by the Restrictive Covenants. The burden of the Restrictive Covenants shall run with each of the Lots for the benefit of each and every other of the Lots and the Restrictive Covenants shall be enforceable against the registered proprietor of each of the Lots by the Developer and every subsequent registered proprietor of every other of the Lots.


**3. TERM OF RESTRICTIVE COVENANTS**


The Restrictive Covenants shall expire and cease to have effect from and including 31 December 2025.

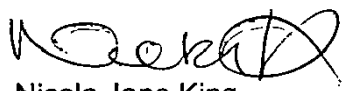
**EXECUTED AS A DEED:**

Executed for and on behalf of **THE TRUST COMPANY LTD (ACN 004 027 749)** by its duly appointed Attorney pursuant to Power of Attorney No. M216914 registered in the State of Western Australia:

  
 \_\_\_\_\_  
 Attorney Signature  
**DEAN ANDREW MUDFORD**  
 \_\_\_\_\_  
 Attorney Print Name

  
 \_\_\_\_\_  
 Attorney Signature  
**Tony Aleksowski**  
 \_\_\_\_\_  
 Attorney Print Name

Witness Signature:   
 Witness Print Name: Nicola Jane King  
 Witness Address: Level 3, 502 Hay Street  
 Subiaco WA 6008  
 Witness Occupation: Snr Customer Relations Associate

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 Witness Print Name: Nicola Jane King  
 Witness Address: Level 3, 502 Hay Street  
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 Witness Occupation: Snr Customer Relations Associate

**BLANK INSTRUMENT FORM**

**RESTRICTIVE COVENANT**

(Note 1)

Dated the *25<sup>th</sup>* day of *March* 2013

**BY: THE TRUST COMPANY LTD (ACN 004 027 749)** of Level 4, 35 Clarence Street, Sydney, New South Wales (Developer)

**RECITALS**

- A. The Developer is registered as the proprietor of the Land.
- B. The Land is free of all encumbrances.
- C. The Developer has subdivided the Land and has lodged a plan of subdivision with the Western Australian Planning Commission, which has been approved, and is now known as Deposited Plan 76038 ("Plan").
- D. In accordance with section 136D of the Act the Developer requires the Lots to be encumbered by the Restrictive Covenants so that the Restrictive Covenants will be noted on the Plan and when separate certificates of title issue for the Lots the burden of the Restrictive Covenants will be noted on each such certificate of title.

**OPERATIVE PART**

**1. DEFINITIONS AND INTERPRETATION**

**1.1 Definitions**

In this Deed the following words and expressions shall have the following meanings:

**Act** means the *Transfer of Land Act 1893* as amended;

**Developer's Agent** means Mirvac (WA) Pty Ltd of Level 3, 502 Hay Street, Subiaco, Western Australia.

**Land** means lot 9050 on Deposited Plan 75541 being the whole of the land contained in Certificate of Title Volume *2810* Folio *942* ;

**Lots** means each of the lots on the Plan excepting lot 9051; and

**Restrictive Covenants** means the restrictive covenants set out in the Schedule to this Deed.