

## *Imagine – Stage 13*

The registered proprietor of the burdened land covenants for himself his executors administrators and assigns and as a separate covenant with the registered proprietor or proprietors for the time being of the benefited land that without the prior written consent of the transferor he:-

- 1.1 shall not erect on the burdened land or cause to be erected or allow to remain erected on the land hereby transferred:
  - 1.1.1 Any more than one private dwelling house (which expression shall include a display home, a house, apartment, unit or flat);
  - 1.1.2 Any dwelling house, garage, shed, outbuilding or fence using other than new materials;
  - 1.1.3 Any dwelling house which has a floor area of less than 120 square metres including the outer walls thereof, such area being calculated by excluding the area of carports, garages, terraces, pergolas or verandahs;
  - 1.1.4 Any building or other structure which is constructed wholly or partly of galvanised iron cladding or aluminium cladding;
  - 1.1.5 Any dwelling house unless not less than 80% of the external walls or external wall surfaces of such dwelling (excluding windows) are constructed of brick, brick veneer, brick cement render, texture coated material, weatherboard, stone, masonry or masonry veneer with texture coating and a painted or coloured exterior surface;
  - 1.1.6 Any detached garage, shed or outbuilding having an area in excess of 80 square metres or a height exceeding 4 metres;
  - 1.1.7 Any fence unless such fence complies with the Imagine Stage 13 Fencing Design Guidelines.
- 1.2 Shall not subdivide the land burdened land.
- 1.3 Shall not use the land for any trade, industry or commerce save and except a display home.
- 1.4 Shall not allow any rubbish including site excavations and building materials to accumulate on the land hereby transferred or adjacent land (unless neatly stored in a suitable sized industrial bin or skip) or allow excessive growth of grass or weeds upon it.

And it intended that the foregoing covenants shall be set out as encumbrances on the Certificate of Title issued or to issue for the land hereby transferred and shall run with that land for a period of 6 years from the date of registration of this transfer of land.

# Imagine Estate Fencing Guidelines

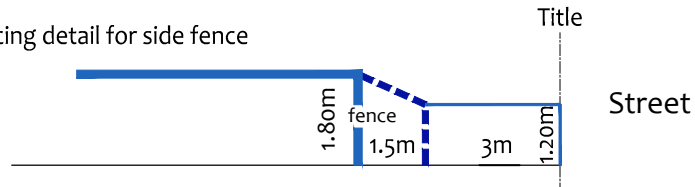
## Stage 13



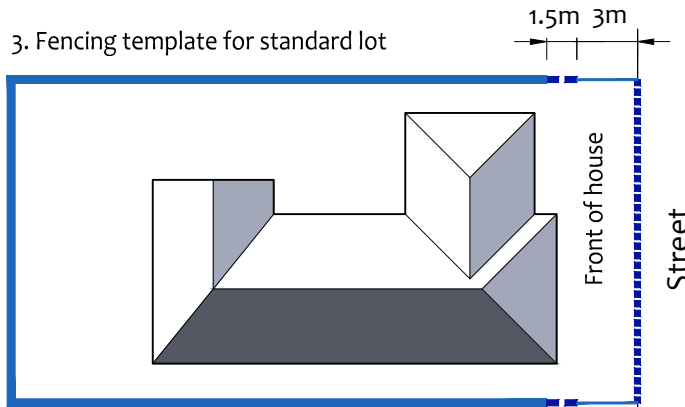
Refer to diagrams below for information regarding boundary fencing location requirements

- = Colorbond fence in Grey Ridge colour commencing at 1.2m high and continuing for 3m
- = Colorbond fence in Grey Ridge colour commencing at 1.2m high and increasing to 1.8m high
- = Colorbond fence in Grey Ridge colour continuing at 1.8m high
- = fence design to be submitted to Villawood Properties for approval
- = Front fence not permitted

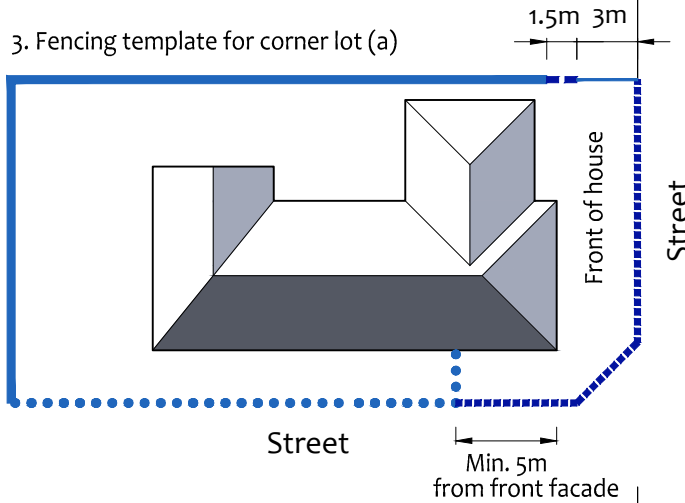
1. Fencing detail for side fence



3. Fencing template for standard lot



3. Fencing template for corner lot (a)



4. Fencing template for corner lot (b)

