



S T L E O N A R D S  
P R I V A T E E S T A T E

→ PERFECTLY PLACED ←

## St Leonards Private Estate Restrictive Covenants Stage 1D/E Phase 1

The Buyer(s) acknowledges that the Property is sold subject to and will be encumbered by restrictive covenants for the purpose of enhancing the amenity of all lots within St Leonards Private Estate, including lots on the Deposited Plan of which the Property forms part.

The Buyer(s) hereby covenants and agrees with the Seller that the following covenants will encumber the Certificate of Title to the Property when it issues from Landgate and which the Buyer(s) accepts.

The burden of these covenants shall run with each lot on the Deposited Plan ("Lot") for the benefit of every other lot on that Deposited Plan. The covenants shall be enforceable against the Buyer(s) and every subsequent registered proprietor of the Property, by the Seller and every subsequent registered proprietor of any other lot on the said Deposited Plan.

The Buyer(s) agrees that the Seller is not responsible for enforcement of the restrictive covenants and is not liable to the Buyer(s) for any breach of the restrictive covenants.

The registered proprietor for the time being of each lot on the Deposited Plan will not:

1. Commence any development on a Lot without first having the plans and specifications approved by the Seller and the Local Authority.
2. Construct, erect or install or permit to be constructed, erected or installed on the Lot a residence which is not:
  - 2.1 a permanent non-transportable private residence ("a residence");
  - 2.2 a residence which does not incorporate at least two of the following features in its front elevation:
    - (i) a gable;
    - (ii) an arch with projecting masonry corbels;
    - (iii) a roof gable;
    - (iv) a portico projecting forward at least 1500mm from the front roof of the residence;
    - (v) projecting sill courses to windows; or
    - (vi) a verandah or balcony with a minimum depth of 1500mm and occupying at least 50% of the front elevation;
  - 2.3 a residence the front elevation of which does not occupy at least 80% of the width of the Property;
  - 2.4 a garage which is not suitable for use by two cars or is not integrated in the design of the residence;
  - 2.5 a garage which if not located under the main roof of the residence:
    - (i) is not made of the same materials as the residence; or
    - (ii) does not match or complement the residence in respect of the pitch of the roof, materials used, the design and external appearance including colour and the quality of construction;
  - 2.6 a garage which does not have a floor constructed of concrete or brick paving;
  - 2.7 a garage which does not have an entry door for motor vehicles which opens and closes;

LC:39112S:ii



S T L E O N A R D S  
P R I V A T E E S T A T E

➔ P E R F E C T L Y P L A C E D ➔

- 2.8 incorporating the driveway and crossover between the road and parking area on the Lot and completed at the same time as the residence and prior to occupancy;
- 2.9 a residence or any alteration or addition to a residence:
- (i) using wall materials which are not predominately concrete, clay brick, or other similar materials, finished in fair face or similarly coloured paint or render with or without feature elements such as corrugated iron, minororb, weatherboard or stonework; or
  - (ii) using roof materials which are not metal deck, concrete or clay tiles, shingles, slate or colorbond metal.
- 2.10 a residence:
- (i) which has a flat roof;
  - (ii) with a gabled or hipped roof having a pitch of less than 24 degrees except that part of the roof which covers a verandah;
  - (iii) with a curved roof, unless the curved roof has an equivalent height at its highest point, of no less than a roof which is straight and which has a pitch of no less than 8 degrees; or
  - (iv) with a single pitch skillion roof with a pitch less than 15 degrees;
- 2.11 a driveway which is not surfaced with brick paving, or is not surfaced with coloured textured concrete or coloured bitumen (other than for grey grano which is not permitted);
- 2.12 a residence unless all side and rear boundary fencing is constructed and completed at the same time as or prior to occupation of the residence;
- 2.13 any boundary fence between adjoining lots or on a rear boundary which:
- (i) is less than 1800mm high;
  - (ii) is not constructed of materials known as Colorbond or Stratco wavelok;
  - (iii) extends forward of the building frontage set back line; or
  - (iv) is not Stratco 'Grey Ridge' in colour or does not match or complement the residence;
- 2.14 any fence forward of the building line unless it is constructed of brick, limestone or painted rendered masonry piers no higher than 1.2m in height and infilled with either visually permeable panels, brick, limestone or painted rendered masonry to a maximum height of 1m;
- 2.15 any fence abutting a laneway or a secondary street unless it is not forward of the building line and is constructed to a maximum height of:
- (i) 1.8 metres of visually permeable fencing;
  - (ii) 1.8 metres with the lower 1.5 metres being constructed of either brick, limestone, painted rendered masonry or Colorbond with the top 0.3m being visually permeable;
- 2.16 any side or rear boundary fence of gate unless it is constructed of a complementary material to the fence;
- 2.17 any retaining walls within public view unless they are constructed of the same materials to match other visible retaining walls constructed by the Seller in the St Leonards Estate.

LC:39112S:ii



ST LEONARDS  
PRIVATE ESTATE

→ PERFECTLY PLACED ←

- 2.18 Where retaining walls or fences have been erected on any of the boundaries of the Lot by the Seller, alter or remove any of the retaining walls or fences (unless additional blocks are required for the purpose of retaining), allow or permit the retaining walls or fences to fall into a state of disrepair, or repair or renew such retaining walls or fences except in the same style and colour as the existing retaining walls and fences.
- 2.19 any structure in the nature of a shed or outbuilding exceeding 30m<sup>2</sup> in area unless the structure is constructed of the same materials as the residence and otherwise matches or complements the residence in respect of materials used, the design and external appearance, including colour and the quality of construction;
- 2.20 any structure in the nature of a shed or outbuilding of 30m<sup>2</sup> or less than 30m<sup>2</sup> in area and 2 metres high or less with walls and a roof, which do not match or complement the residence in respect of materials used, the design and external appearance, including colour and the quality of construction;
- 2.21 any shed or outbuilding which has walls and/or a roof made of or coated with zincalume or other reflective materials;
- 2.22 an air conditioner or evaporative cooler, unless:
  - (i) contained wholly within a residence erected on the Lot; or
  - (ii) screened from public view from the street at the front of a residence erected on the Lot, not protruding significantly above the ridge line of the roof and of similar colour to the roof; or
  - (iii) contained within the roof space between the ceilings of a residence erected on the Lot and the underside of the roof of the residence.
- 2.23 a solar hot water heater or solar panels, unless it is screened from public view, fits the roof profile and is not elevated at an angle to the roof profile and otherwise matches or complements the residence;
- 2.24 a clothes line or rainwater tank except in accordance with the manufacturer's instructions and which is not screened from public view;
- 2.25 a residence, carport, garage or outbuilding unless the Seller has approved the plans and specification for the residence, carport, garage or outbuilding in accordance with the St Leonards Guidelines.
3. Erect or display or cause to be erected or displayed on the Lot any sign displaying advertising of any description whatsoever other than a sign erected by a builder on a residence erected on a Lot in accordance with the Builders Registration Act during the period of construction of such residence or a 'For Sale' sign which may be erected after completion of a residence on the Lot or after a period of two years from the date of completion of the purchase of the Lot by the Buyer(s).
4. Remove or cause damage to any street trees without the prior approval of the City of Swan.
5. Carry out any repairs to or restoration of any motor vehicle, boat, trailer, aircraft or any other vehicle unless screened from public view in accordance with City of Swan requirements.
6. Park or allow to be parked on the Lot or on the road or on any other land near to or next to the Lot, any commercial vehicles (which has an aggregate weight greater than 3.5 tonnes) or caravans, trailers, boats or any other mobile machinery ("vehicles") unless the vehicles are housed or contained wholly within a carport or garage on the Lot and are screened from public view and in accordance with City of Swan requirements.



S T L E O N A R D S  
P R I V A T E E S T A T E

➔ P E R F E C T L Y P L A C E D ➔

7. Accumulate or permit to accumulate on the Property any rubbish, trash, garbage or other waste materials or keep or permit the same to be kept on the Property or any part thereof except in containers located in appropriate areas screened or concealed from view so that the containers are not visible from any street onto which the Property or any part thereof fronts.
8. Alter the level of the surface of the Lot by elevating the level by more than 300mm.
9. Breach or caused to be breached the St Leonards Private Estate Building Guidelines, a copy of which is available at [www.aspenliving.com.au/land-for-sale/st-leonards/land-for-sale](http://www.aspenliving.com.au/land-for-sale/st-leonards/land-for-sale)
10. Permit street verges and garden areas in public view to remain unlandscaped after six months of practical completion of any House on the lot or in the case of a display home after completion of the House.
11. The buyer must not permit:
  - 11.1 newspaper, aluminium foil or similar materials to be used to cover windows within the House;
  - 11.2 to be constructed any letterbox unless it is at the front of the property on the primary street;
  - 11.3 any real estate agents 'For Sale' signs to be erected on the lot until construction of the House is completed, and
  - 11.4 any roller shutter to be fitted to any window or doorway visible from a public road reserve or open space unless it is a garage or carport door.
12. The above restrictive covenants shall expire and cease to have effect from 1 October 2025.
13. The Buyer must make its own enquiries as to the impact the restrictive covenants will have as imposed by the Seller and shall have satisfied themselves with the restrictive covenants prior to the Contract Date.
14. The Buyer acknowledges that the burden and benefit of the restrictive covenants in this document runs with the Property for the benefit of all the purchasers of land within St Leonards to which these restrictive covenants relate. This will exclude any land which is not residential and shall be enforceable against the buyer and every subsequent owner of the property.
15. The Buyer acknowledges that the restrictive covenants will not be modified, surrendered, released or abandoned, whether wholly or partially, except with the Seller's written consent.
16. The Buyer acknowledges that each restrictive covenant is separate from the other and therefore if any restrictive covenant becomes invalid or unenforceable then the remaining restrictive covenants will be valid and enforceable to the fullest extent permitted by law.