

**Dunreath Estate, Milnes Road Strathalbyn
- Encumbrance Details –**

1. Only one dwelling either single or two storey permitted on each allotment. (Subject to council approval)
2. Transportable dwellings or kit homes will not be permitted.
3. All dwellings shall have minimum of 70% external wall constructed in stone, clay bricks, rendered masonry or glass.
4. Roof materials should be tiles, colourbond, slates or shingles with minimum pitch of 25 degrees. Galvanised iron zincalume and fibre cement roof sheeting will not be permitted.
5. Garages and carports should be provided under the main roof of the dwelling. If separate must have the same roof colour, profile and materials as the main dwelling.
6. Out-buildings must be constructed in either timber, masonry or colourbond and must compliment the main dwelling. Galvanised iron or zincalume sheeting will not be permitted.
7. Rear and side boundary fencing is to be 1.8 metres in height – constructed in either brush, brick, stone, timber tubular steel or beige coloured colourbond.
8. Front fencing, if required must be no higher than 1.5 metres and of an open style constructed in either timber or tubular steel.
9. Rainwater tanks must be colourbond coated or painted a subdued colour. Galvanised iron or zincalume will not be permitted.
10. Front gardens shall be established within 12 months of the completion of the dwelling and maintained in a satisfactory condition.
11. No subdivision or re subdivision of allotments.
12. No temporary accommodation to be constructed or inhabited on the allotments.
13. The Purchaser will not serve any notice or demand for payment for the erection alteration or repair of any fencing upon the developer whilst the developer remains the owner of any allotment abutting or adjacent to the land.
14. The Purchaser agrees not to sell or otherwise dispose of the land without having given notice of this encumbrance to the intending purchaser or transferee.

Contract Name _____