

## **SCHEDULE ONE**

### **HUME COUNTRY ESTATE**

#### **Architectural & Landscape Design Guidelines**

- (a) No structure shall be erected unless the plans are first submitted to and approved by (the registered proprietor) Iramoo Flyer Pty Limited (hereinafter called "Iramoo") or such architects or persons nominated by Iramoo provided that such approval shall not be unreasonably withheld.
- (b) Not more than one main building shall be erected on each Lot excluding Lot 1 and no main building shall be erected or permitted to remain on the Lot hereby burdened having a floor area (excluding any open patios and any attached garage or carport) of less than the following areas:-
- |                           |                   |
|---------------------------|-------------------|
| Lots 25 and 31 to 36      | 180 square metres |
| Lots 2 to 24 and 37 to 43 | 150 square metres |
| Lot 26 to 30              | 110 square metres |
- (c) No garage or out building shall be erected or permitted to remain on each Lot hereby burdened except until after or concurrently with the erection of any main building thereon.
- (d) No main building shall be erected or permitted to remain on a Lot with external wall materials other than face brick, rendered and painted or bagged and painted brick, blockwork or concrete, stone, glass, timber treated with pain or stain finish and fibre cement with a painted finish or any combination of the same provided that timber and fibre cement shall not be used in external walls except as infill panels in conjunction with all or any of the other materials in this clause referred to and the proportion of timber and fibre cement so used in relation to the total external wall area shall not exceed twenty five percent (25%) and ten percent (10%) respectively provided that nothing contained in this covenant shall be construed as to preclude or prohibit the erection of a main building having the inner framework of its external walls constructed of timber or other materials with an external veneer face of brick.
- (e) No building shall have a roof pitch of less than 25 degrees unless the roof is curved.
- (f) No building or part thereof erected on a Lot shall have a roof constructed of materials other than terracotta or concrete roofing tiles, slate or zincalume roof sheet with a non reflective coating applied as part of its manufacture.
- (g) No garage or carport shall be built, constructed or erected having materials or roof design which is not compatible with the design of the main building. Flat roofed carports and/or garages are prohibited.
- (h) No building previously erected wholly or in part shall be moved to or erected upon any Lot.

- (i) A fence, if erected prior to the 30<sup>th</sup> June, 2010, is Lysaght Netascreen “Willow” in colour and 1.5 or 1.8 metres in height, or such other fencing substantially identical in colour, tone, design, style and materials to such nominated fencing material.
- (j) The planting of Eucalyptus or “Gum Trees” is not permitted on Lots.