

Annexure 'B'
NOOSA WATERS ESTATE DEVELOPMENT RULES
DRY BLOCKS
(For Stages 1A, 3, 4A, 5, 8A, 15A &15B)

- C) Minimum House Setbacks: Housing setbacks must conform to the building act however garages or carports shall not be constructed any closer than 1.5 metres to any property boundary.

4. OTHER STRUCTURES

- a) Garden Sheds: Silver coloured (eg. zincalume or galvanized steel) shall be prohibited however colorbond type garden sheds in subdued colours will be acceptable ONLY if suitably screened.
- b) Pergolas and Greenhouses: These structures shall blend into the architectural style of the house and are not recommended for construction within 1.5 metres of any boundary unless suitably designed and special permission is obtained.
- c) Cabanas: Out structures such as cabanas and gazebos shall not exceed 105 square metres in size. They shall be built of the same materials and design format as the house. They shall not be located within 1.5 metres of any boundary.
- d) TV/Radio Aerials: All external aerials are prohibited. The estate is serviced by an underground system linked to a substantial tower supported aerial and satellite dish. A current connection fee of \$560.00 is payable to Noosa Waters and a current \$30.00 per year maintenance fee will apply and Buyers will be required to enter into the necessary agreement prior to connection.
- e) Carports: Carports not built as part of the house are prohibited. Each house shall contain a minimum of one lock-up garage as part of the house.

5. FENCING

- a) Side Fencing Extents: Side fences shall not exceed beyond 6.0 metres from the road frontage excepting where they connect with a front fence. Short fences between the house and the side fence are encouraged to give privacy to the backyard.
- b) Fencing Heights: No fencing to the front alignment and within 6.0 metres to the front alignment shall exceed 1.0 metre in height unless special circumstances apply and approval is obtained from Noosa Waters.
- c) Fencing Materials: Fences shall be constructed of treated timber, brick or bagged/rendered blockwork. Pool fences must comply with the proposed new fencing legislation. Front timber fences are prohibited.

6. DRIVEWAYS

- a) Materials: All driveways must be paved or sealed with an approved material such as exposed or coloured concrete, concrete or clay paving units or other material submitted for approval.
- b) Maximum Extent: The maximum width of the kerb crossing shall be 3.0 metres at the property boundary. Only one driveway per street frontage per lot is permitted. The driveway must be constructed as one complete unit, not as tracks.
- c) Alignment and Location: Any driveways must be located in a row 1.5 to 7.0 metres from any side boundary only. They must cross the footpath at 90 degrees to the kerb, excluding court lots.
- d) House Entry Paths: The maximum width of any entry to a house is 1.5 metres. it must be constructed of a similar material to the driveway and must not extend beyond the property boundary.

7. STREETScape ITEMS

- a) Letterboxes: Small timber letterboxes on a single timber post are prohibited. The letterbox shall be located as part of a feature to the front boundary of the lot.
- b) House Numbering: Numbering must be placed on the letterbox structure. House numbering shall not be affixed to the house. Suitably approved standard kerb marking will be considered.
- c) House Naming: House naming shall not be allowed at street frontage. All house naming shall be affixed to the house.

8. LANDSCAPE REQUIREMENTS

- a) Front of House Planting: The front of the house must be completely turfed and landscaped (excluding driveways and footpaths) within 30 days of occupying the house.
- b) Lighting of External Areas: Lighting to external areas should use reflective lighting off vegetation rather than spotlighting. Light leakage shall not exceed specified levels to adjacent properties.
- c) Pool Location: Pools shall be located so that noise generated by users and equipment does not disturb neighbouring houses.
- d) Canopy Recreation: To give the estate a horizon of trees rather than roots, a minimum of 4 canopy trees must be planted within the lot.
- e) Footpath Planting. No additional planting is allowed on the footpath.
- f) Canopy trees planted in the frontyard shall preferably blend with or repeat the species used as street trees to reinforce the landscape identity of the surrounding area of the estate.

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9. GENERAL COVENANTS

- a) Parking Cars, Boats and Caravans on Lots: Only one vehicle shall be allowed to be permanently parked within an allotment excluding garage vehicles. Parking of one boat or caravan is allowed within a screened enclosure not contained in the frontyard.
- b) Temporary Accommodation: No temporary accommodation to be used at all (including caravans).
- c) No sheds to be erected prior to completion of house.
- d) No removal homes or second hand materials to be used.
- e) Upon resale of properties ONE only 'For Sale' sign is to be erected.
- Q No business or cottage industry to be run from the estate.
- g) All work vehicles (including utilities) must be garaged, not parked in the open.
- h) Dog owners must ensure their properties are securely fenced prior to taking occupancy. Any dogs found roaming the estate will be reported to Council.
- i) Screening of clothes lines shall be provided by means of a suitably designed enclosure or landscaping treatment

10. MAINTENANCE

- a) Any vacant allotment must be maintained to ensure a maximum grass height of 200mm and in general keeping with the overall maintenance of the estate. The Buyer hereby covenants with the developer that they will accept responsibility for costs for this maintenance if it is required to be carried out by the developer.

11. DUPLEXES

- a) The Buyer hereby acknowledges that only ONE SINGLE dwelling may be erected on each allotment. Duplexes and townhouses/unit developments are strictly prohibited.

12. SALE OR DISPOSITION

- a) In the event of the Buyer selling the subject lot then the Buyer shall require the purchaser from him or her and any subsequent purchasers to enter into a contract to be bound by the Community Development Rules existing at the time of the sale by the purchaser or any subsequent purchasers. The Buyer further acknowledges that he may be liable in damages to the Seller or adjoining Buyers in the event of his failing to observe the Community Development Rules and to comply with the provisions of this clause.

13. SELLERS RIGHT TO VARY OR EXCLUDE ANY RULES

- a) The Seller reserves the right at the request of the Buyer or at it's own instigation to vary or exclude any of the obligations under the Deed provided that such action will only be taken in keeping with the aims to establish a modern, well designed residential estate. The Buyer hereby absolves the Seller from any liability whatsoever for any action taken in the variation or exclusion from any Deed The Seller acknowledges that new products designed as substitutes for the above materials will be marketed from time to time and provided these products, in it's opinion are not inconsistent with the aims of the community, they will be acceptable.

14. NO MERGER

- a) The parties hereby agree that the provisions of this Deed will not merge on the conveyance herein.

16. DAMAGES UPON BREACH

- a) Upon breach of any of these rules the Buyer and/or his successor, in title shall, on demand, pay to the Seller by way of liquidated damages and not by way of penalty, the sum of \$20,000.00 and provided further that in the event of the Buyer selling the said land prior to a dwelling house being erected, the Buyer will require the person to whom the said land is sold to execute a covenant in similar terms to this condition whereby liquidated damages in the sum of \$20,000.00 are payable direct to the Seller upon breach of the said rules by the person to whom this land is sold.

PURCHASERS

WITNESS

SELLER

WITNESS