

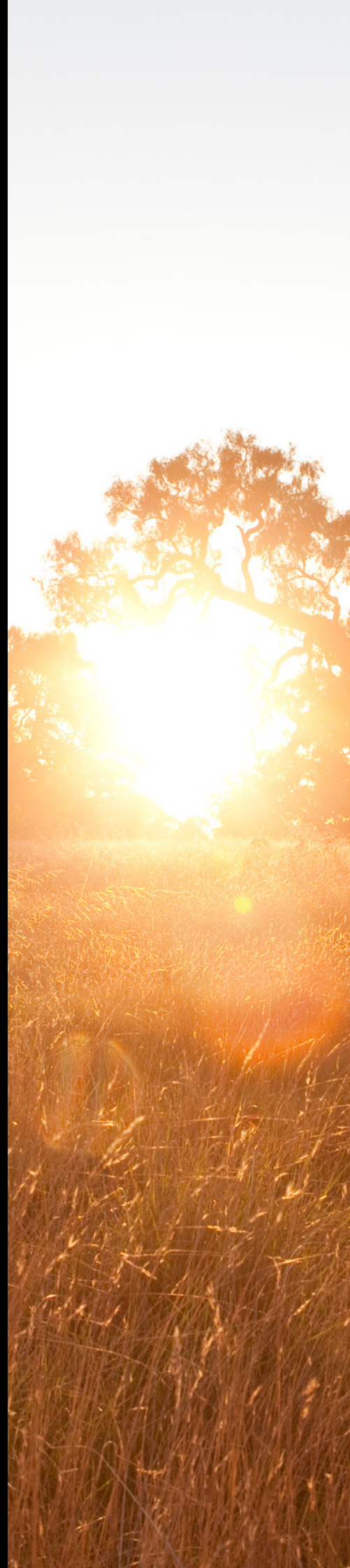
SIDE FENCING

The detail of all fencing is to be included on your plans when submitted to the Design Assessment Panel.

Fences between lots must be constructed of timber, with timber capping and exposed posts and double-sided paling. All perimeter fencing must be completed prior to occupation of the dwelling.

examples of approved and non-approved side fences are shown below:

- Side and boundary fences must be 1.8m in height above the natural ground level of the allotment and shall finish 1.0m behind the front building line to enhance the front façade. In relation to the service side of the house, the fence shall have a return to the house.
- Sheet steel or compressed board fencing will not be permitted.
- The owner is solely responsible for the maintenance or replacement of fencing between an allotment and any adjoining screening reserve or recreation reserve.
- If an allotment already has a fence or wall being part of a fence or wall erected by the Developer, the owner must not remove/damage or disfigure it and must maintain it in good condition.
- All perimeter fencing must be completed prior to occupation of the dwelling.
- Side fencing for lots less than 300m² must comply with the Small Lot Housing Code.



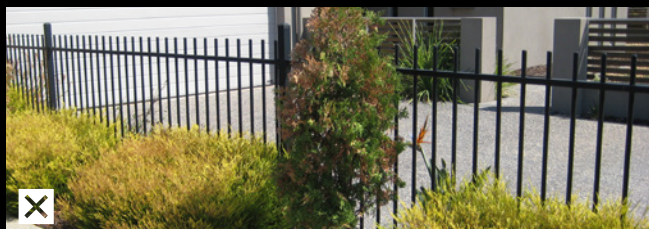
DESIGN GUIDELINES AND COVENANTS

FRONT FENCING

Front fences must compliment that of the house using same colours and materials. Minimum of 35% transparency should be adhered to at all times. All applications for front fencing must be submitted to the Design Assessment Panel.

Front fencing for lots less than 300m² must comply with the Small Lot Housing Code.

Examples of approved and non-approved front fences are shown below:



LETTER BOXES

Letter boxes must be incorporated within the fence design, if there is one, or its design must compliment that of the house using the same materials and colours.

Examples of approved and non-approved letterboxes are shown below:





DESIGN GUIDELINES AND COVENANTS

RETAINING WALLS

- Retaining walls must not exceed 1.2m in height unless they are terraced or sloped back to allow for landscaping to break up the overall height of the wall.
- Timber sleeper retaining walls are not permitted where their height exceeds 200mm and are visible from the street or reserve.

SIGNS

- No signs, including 'For Sale' signs may be erected by the Purchaser other than a 'Home for Sale' sign which may be erected after completion of construction of a dwelling.
- Builder's signs may be permitted (600mm x 600mm maximum) where they are required on allotments during construction. These signs must be removed once the property is sold.
- Only one (1) advertising sign permitted per dwelling at any one time.

MAINTENANCE OF LOTS

The Purchaser must not allow any rubbish to accumulate on an allotment (unless the rubbish is neatly stored in a suitably sized industrial bin or skip) or allow excessive growth of grass or weeds upon the allotments.

The Purchaser shall comply with any request of the developer to clean up such materials, and if the Purchaser does not comply within 14 days of receiving a written notice then the Purchaser shall be liable to reimburse the developer all costs, including administration costs, incurred in the removal of such materials.

NATIONAL BROADBAND NETWORK

The Federal Government NBN roll-out proposal will provide Australian homes with access to improved broadband services.

The NBN will be available to your new home at The Woods, if you want NBN connectivity in your new home, your home builder will need to know in advance.

It is important to discuss with your home builder the services you would like made available to your new home. Your home builder will be able to assist you in planning the appropriate number of ports and advise which locations in your home will be the most suitable.

In instances where the NBN services are not yet available, Telstra will be required to provide standard telephone services to Australians living in all new developments in which retail services are not offered by another service provider, as part of their Universal Service Obligation.

Whilst it is not currently mandatory to allow for NBN connectivity when building your new home it is important to note that eventually all homes will be required to be connected to NBN and costs will be incurred.

For more information on NBN visit: www.nbnco.com.au or call 1800 881 816.