

Title Reference 50389686

2. USE OF LOTS

2.1 Subject to by-laws 2.2 to 2.4 a Lot can be used for residential purposes only.

2.1(a) Any lot owner proposing to build a residence or make any significant change, addition, demolition or alteration to any existing structure and/or landscaping including; external shade structures, pergolas, garden sheds, fencing, pools and pump rooms, external flood lighting, services to the roof or in view of the neighbouring property, an owner must:

- (i) for a new dwelling, propose a dwelling that does not replicate an existing or approved dwelling in the same street of their lot either in street facade or colour combinations,
- (ii) ensure that the plan conforms to all estate covenants and be architecturally individual in design.
- (iii) a lot owner must provide all plans, specification and finishes to the Architectural Review Committee (ARC) for a propose dwelling or significant alteration as outlined in 2.1(a);
- (iv) the Lot owner must pay the reasonable costs of a consultant appointed by the ARC to review an application within 7 days of a request by the ARC of the Body Corporate and further;
 - (a) The ARC may have between one and three members which is to incorporate a licensed Architect as a consultant to act on behalf of the Body Corporate.
 - (b) Each Application submitted to the ARC in accordance with the Covenants may first be submitted by the ARC to the appropriate Consultant for review before the meeting at which the Application will be considered.
 - (c) The ARC must meet when necessary to perform the ARC'S duties within a reasonable time of receipt of proposed dwelling plans.
 - (d) Meetings must be convened; on business days; and between the time of 9:00 am and 5:00 pm, unless all members agree in writing to a different day or time.
 - (e) Decisions at ARC meetings must be made by a majority on a show of hands by members present at the ARC meeting,
 - (f) Each member will have one vote except in the case of an equality of votes when the Consultant will have a primary vote and a casting vote,
 - (g) A minute signed by all members takes effect as a resolution of the ARC.

A Lot owner must carry out all Building Work on their Lot strictly in accordance with the bylaws and plans approved by the ARC. Any Building Work carried out in breach of this clause will be deemed to have been carried out without approval from the ARC.

2.2 Original Owner exemption

While Original Owner is the owner of any Lot it may -

- (a) use any such Lot for display purposes;
- (b) allow prospective purchasers of any Lot to inspect such display Lot; and
- (c) may use such signs, advertising or display material in or about the display Lot and Common Property as it thinks fit.

2.3 Any signs erected pursuant to by-law 2.2 must be attractive and tasteful having regard to the general aesthetics and amenity of the Scheme Land and must not at any time be more, in number and size, than is reasonably necessary.

2.4 Management Lot

A Lot from time to time selected by Original Owner (while it is owner of a Lot) may be used for administration, management and related purposes by the Body Corporate and/or any person appointed for such purposes by the Body Corporate.