

**Lears North, Jackmans, Lears, St. Michael**

**Proposed Restrictive Covenants**

1. The Purchaser must not use the property or permit it to be used other than for construction of a private dwelling-house, town houses or apartments for use as single or multi-family residential accommodation (the 'dwelling-house').
2. The dwelling-house on the property must not be constructed of materials other than reinforced concrete blocks or coral stone or concrete slabs supported on a steel framework. The roof may be clad with clay tiles wooden or asphalt shingles or with profile sheeting or other similar material but not with corrugated galvanised metal sheets.
3. The dwelling-house constructed on the property shall not exceed two stories in height.
4. The exterior of the dwelling-house constructed on the property shall be rendered painted or otherwise finished to a high standard within 60 days of practical completion
5. The Purchaser must at all times maintain the dwelling-house in good and substantial repair and condition.
6. The Purchaser must not construct any fence on the property either with or incorporating corrugated galvanised metal sheets, profile sheeting or other similar material.
7. The Purchaser must not at any time carry on or permit to be carried on in or upon the property any trade business or profession whatsoever.
8. The Purchaser must not cause or permit or suffer to be done in or upon the property anything that may be or may grow to be a nuisance or annoyance to the owners or occupiers of any adjoining or neighbouring property.
9. The Purchaser must not burn garden or household refuse or any other materials on the property.
10. The Purchaser must not keep or allow to be kept in or upon the property any animals other than domestic pets.
11. The Purchaser must not undertake or allow to be undertaken upon or at the property any repairs or maintenance to any vehicle whatsoever.
12. The Purchaser must maintain the property in a neat and tidy condition at all times whether or not a dwelling-house is constructed on the property.
13. The Purchaser must not plant any tree shrub or hedge within the verge of the property shown on the Key Plan in such a way as to prevent the verge being used as a pedestrian walkway.
14. The Purchaser must keep secure and in a tidy condition any refuse container or dustbin in or upon the property.