

## Emerald Bluffs Covenant Summary

Emerald Bluffs is a unique, exclusive retreat and a set of covenants has been created to ensure that lot owners can enjoy the exceptional amenities and ecological benefits of the land for generations to come.

Overall, the covenants are designed to be enabling. They apply to the key themes of property management, building design, landscaping, construction, servicing and administration and are summarised as follows:

### Property Management

The covenants relating to property management seek to protect the amenity and privacy of lot owners - they include provisions to ensure that properties are not further subdivided, commercial or visitor accommodation activities do not occur, noise levels are appropriate and privacy is maintained.

### Building Design

Emerald Bluffs is located in a supreme position and building design covenants have been established to ensure structures are complementary to the extraordinary landscape.

There are no minimum building sizes or restrictions on the staging of a build provided a high quality of design and construction is achieved. All dwellings must feature materials and a colour palette that reflects the natural environment and must not obstruct views of the outstanding landscape.

Lot owners are encouraged to develop dwellings that respond to their needs and how they interact with their property and Emerald Bluffs as a whole. Outdoor features such as appropriate lighting, domestic structures and furniture are also enabled for owners to enjoy the serene environment at Emerald Bluffs.

Key dimensional parameters for each lot are:

Site	Maximum Buildable Area	Building Platform Area
Lot 1	548m <sup>2</sup>	1000m <sup>2</sup>
Lot 2	606m <sup>2</sup>	850m <sup>2</sup>
Lot 3	534m <sup>2</sup>	878m <sup>2</sup>
Lot 4	798m <sup>2</sup>	956m <sup>2</sup>
Lot 10	994m <sup>2</sup>	1400m <sup>2</sup>

### Construction

Construction covenants ensure works are completed to a high standard and in a timely manner with minimal interruption to the peaceful surroundings and damage to infrastructure or vegetation is either avoided or repaired.

### Landscaping

Emerald Bluffs is an ecological oasis and its native vegetation and indigenous fauna are a key component of its appeal. Covenants ensure protection of this while still allowing appropriate domestic and exotic landscaping around dwellings.



### Servicing

All Emerald Bluffs lot owners have the benefit of high-quality services and infrastructure in perpetuity, including comprehensive fire monitoring and fighting systems, pest control and irrigation, as detailed in the covenants.

### Administration

The Emerald Bluffs philosophy is to accommodate the aspirations of lot owners while respecting the effects of development on neighbouring properties and the pristine natural environment.

The rights and interests of Emerald Bluffs lot owners are protected by Longview Environmental Trust. Procedures implemented by the Trust ensure fair and efficient administration of the covenants and the Trust provides active and discreet support to lot owners to ensure their desired outcomes at Emerald Bluffs are achieved.

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The detailed covenants, like other property related information, will be provided as part of a sales enquiry.