



Stage 2 Building Covenants

a. The purchaser shall not erect any structure other than one new dwelling house with a minimum floor area of not less than 220 square metres including garaging of not less than 30 square metres.

Suburban Estates makes no warranties with regard to SDC building code or city plan requirements.

b. The purchaser shall not use or permit to be used any second hand materials without first obtaining specific written permission. The dwelling must be built on site and from individual designs, no re-locatable or kitset homes permitted.

c. All dwelling plans must be approved in writing, prior to construction.

Any house or garage wall with street frontage must include at least two windows except where Suburban Estates specifically approve otherwise. The purchaser agrees that any concrete block wall will be covered with the same exterior cladding as the remainder of the dwelling.

d. The purchaser agrees not to construct, place or permit any caravan, hut or other structure, for any kind of permanent or temporary residential use other than a new house as per clause a.

e. The purchaser agrees that no front or side fences will be erected within two metres of the section's boundary fronting the roadway/access lot.

f. Any Tree planted within that 2 metre set back is protected for a period of 5 years from the issue of the new title.

Please be aware that the roadway, Dewar Lane (proposed name) is an access lot and accordingly each purchaser in stage 2 will be liable for maintenance of the roadway, electricity charges for 2 street lights and the parking deck.

*All dwelling plans submitted for approval are expected to be of the highest standard.
Should you have any questions or require clarification please do not hesitate to contact our office.*