



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. (Excludes lot 23 where the dwelling size of **185** square metres is the minimum.)

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 one metre of the section's boundary fronting the road, this relates to the internal road only and excludes lot 35.

f. The purchaser agrees that SEL will have capped boundary fences erected at the purchaser's expense and paid upon settlement. An invoice for the purchasers half share will be issued prior to settlement.

g. Purchasers agree that there is no vehicle access onto Trents or Springs Road. Excludes lots 37 & 38. Lot 34 will have access off the R.O.W. only, not off Prebblewood Drive.

h. Lots 21, 22, 30 – 33, have a 2 year covenant protecting the tree lined boundary.

i. Specific dwellings requirements:	Lot 1	Two Levels	Lot 17	Two Levels
	Lot 3	Plaster	Lot 25	Plaster
	Lot 4	Two Levels	Lot 27	Two Levels
	Lot 10	Plaster	Lot 33	Single level
	Lot 13	Plaster	Lot 34	Plaster

Any Plaster dwelling must consist of at least 70% of the primary exterior cladding being evenly distributed on all elevations. Approval will include colour.

Any deviation from these requirements must be approved by S.E.L. , L A & L M Bellamy & J S & A A Dunn.

*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.*