

Stage 7

SOVEREIGN *Palms* KAIAPOI

Building Guidelines - All dwellings must be of the highest standard. We have the expectation that each dwelling will be clearly individual, designed to compliment the subdivision and maximize the potential of each site.

Building Covenants

- a. The purchaser shall not erect any structure other than one dwelling house with a minimum floor area of not less than:
210.m2 for sections 700.m2 and over.
200.m2 for sections under 700.m2.
175.m2 for sections under 575.m2
- b. The dwelling must be built on site and from individual designs. No re-locatable, kitset or second hand materials may be used without specific written permission from the developer.
- c. All dwelling plans must be approved by the developer in writing, prior to construction. Exterior cladding, Lot & DP numbers must be included. The purchaser agrees that any concrete block wall will be covered with the same exterior cladding as the remainder of the dwelling & any gas bottle will NOT be visible from the street.
- 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.
- e. Construction must not commence until all CAPPED boundary fences are erect, (excludes road frontage).

The purchaser agrees that no front or side fences will be erect within two metres of the sections boundary fronting the road, unless a corner site.

The purchaser of any corner site may request written consent to have one boundary fence fronting the road, reduced to a one metre setback.
- f. The purchaser agrees to partially construct the berm and kerb crossing up to and including metalling, prior to construction commencing .
- g. The purchasers of sections along Williams Street accept there will be covenants/restrictions to ensure the planted area, mound and fence will be maintained.
- h. The purchaser agrees to keep their vacant section mown, tidy and rubbish free.

Should you require any clarification, please do not hesitate to contact our office