

Stage 12
North & South



Building Covenants

Approval of dwelling plans are at the sole discretion of Sovereign Palms Ltd. As these are prime sections dwellings will be required to be, of an individual design of architectural standard, constructed using high quality materials throughout, reflect the prestigious location within the subdivision and meet the minimum floor size.

a. The purchaser shall not erect any structure other than one dwelling (except Lot 385) with a minimum floor area of not less than:

Lots 186-188, 214-220, 375-380	210.m ²
Lots 381-384	180.m ²
Lot 385 - 2 units	150.m ²
Lot 385 - one dwelling	250.m ²

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 vendor and in strict compliance with any conditions of the consent.

c. Plans for any dwelling and or garage (including detached garages) must be approved by the developer in writing, prior to construction and must clearly show detailed street frontages with roof breaks and entrance features. *Exterior cladding, lot & DP numbers must be included on the submitted plans.*

d. The purchaser agrees that any concrete block garage wall will be covered with the same exterior cladding as the majority of the dwelling.

e. 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 dwelling approved in accordance clause a.

f. Construction must not commence until all capped boundary fences are erect, this excludes road frontage.

g. 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 from the vendor to have one boundary fence fronting the road, reduced to a one metre setback.

h. The purchaser agrees to partially construct the berm and kerb crossing up to and including metalling, prior to construction commencing.

i. Gas bottles must NOT be visible from the street.

j. 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.