

Stage 9

SOVEREIGN *Lakes* 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. Special attention must be given to street frontages with roof breaks and entrance features.

Building Covenants

- a. The purchaser shall not erect any structure other than one dwelling house with a minimum floor area of not less than:
 - 220.m² for sections 800.m² and over.
 - 200.m² for sections 721.m² and over.
 - 175.m² for sections 600.m² and over.
 - 150.m² for sections under 600.m² or any back section.
- 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 remainder 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.
- f. Construction must not commence until all capped boundary fences are erect, this excludes road frontage. *Currently undertaken by Sovereign Palms Ltd*
- 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.