



### ***Building Guidelines***

*The following covenants will be binding on this land and any successive purchaser. All dwellings in this development must be of the highest standard. We have the expectation that each dwelling will be clearly individual and be designed to compliment the subdivision and maximize the potential of each site. This subdivision is for people motivated by high standards.*

### **Building Covenants – stage 9 (Lots 99, 125 – 136, 146, 159 - 168)**

a. The purchaser shall not erect any structure other than one new dwelling house with a minimum floor area, including garaging, of not less than:

210.m2 for sections 700.m2 and over

200.m2 for sections under 700.m2

185.m2 for sections under 650.m2

b. The dwelling must be built on site and from individual designs. No re-locatable, kitset homes or second hand materials may be used without specific written permission.

c. The dwelling plans must be approved in writing, prior to construction. These plans must detail exterior cladding, and show lot & D.P. number. 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. and that the parking/storage of boats, campervans and caravans will be concealed from all street view.

e. Construction must not commence until all boundary fences are erect. The purchaser agrees that no front or side fences will be erected within one metre of the section's boundary fronting the road and that all boundary fences will be of wood construction.

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

g. The purchaser agrees to keep their vacant section mown, tidy and rubbish free.

*All purchasers should be aware that Doncaster Developments Ltd and Suburban Estates Limited shall not be required to contribute to the cost of fencing on any boundary or dividing fences between their property and any other adjoining property owned by the vendor.*