

Summary of Covenants Guidelines & Incentives

Incentives

The purpose of these restrictive covenants is to protect the investment of each and every Buyer within the Estate by setting minimum building standards. These 'Restrictive Covenants' are enforceable by law and should be adhered to at all times.

Subject to the buyer completing construction of a home within 12 months from the date of settlement the Seller will provide at no cost to the Buyer.

A front garden and fencing scheme comprising of:

- Landscaping consultation and design
- Site works
- Reticulation
- Soil conditioning
- Turf
- 45 ltr tree
- Colourbond fencing to the external boundaries behind the building setback line.

(Note: Seller may vary the packages from time to time)

Covenants & Guidelines

All buyers are required to adhere to the covenants and guidelines. Some of the main requirements are:

Unless otherwise approved by the Seller, no dwelling may have a floor area less than the dimensions referred to below:

Lot Size	Dwelling Size (Min)
300 - 399m ² inclusive	125m ²
400 - 499m ² inclusive	135m ²
500m ² & over	145m ²

These minimum sizes measure to the external wall lines which excludes carports, garages, outbuildings or verandas. Alfresco areas are considered living under the main roof.

- Carports/ Garages not smaller than 30m² with provision for not less than 2 motor vehicles.
- Roofs to have a minimum pitch of 25° and a maximum of 45°
- Air Conditions and/or Solar Heaters are not to be installed on any part of the roof facing the street and must be painted to match the same colour as the roof.

Comprehensive details of the Estate covenants and guidelines are available upon request.



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