



Covenants & Building Guidelines

Sterling Park has been developed for the discerning homeowner and although there is no minimum dwelling size each dwelling must be of a high standard, compliment the site and relate appropriately to the size of the section. To be approved each dwelling must have special attention given to entrances and street facades, be built on site and from individual designs.

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**Selwyn District Council Regulations**

- a) The Selwyn District Council are not required to contribute to any **boundary fence** adjoining a reserve area
- b) Resource consent includes a fencing requirement that restricts the height of **front fence** façades,
- c) also restrictions for any **fences fronting reserves**
- d) A **soak pit requirement** that must be adhered to
- e) This section must have a **low pressure Selwyn District Council approval sewer system**, this will be at the purchases cost, including installation and running costs with the exception of Lots 1 and 2 where no pump will be required.

For clarification on fencing restrictions etc. please refer to the Consent Notices and Covenants section (53-66) of the Subdivision Consent, a copy of this consent can be supplied on request.

**Suburban Estates Covenants & Guidelines**

**Dwelling Approval**

Approval for each dwelling must be obtained in writing from Suburban Estates Limited **prior** to any council building consent application. Submitted plans **must** show details of Lot, DP number and exterior claddings. Only one dwelling is permitted on each section. Any structure that requires a building consent will require SEL's prior plan approval. Suburban Estates Limited will not be required to provide reasons for any decision made in relation to plan approvals.

**Fencing**

Construction must not commence on site until all capped boundary fences are erected. No front or side fence is to be erected within two (2) meters of the road boundary frontage, unless the section is a corner site. The purchasers of any corner section may request written consent from Suburban Estates Ltd to allow a fence fronting the road to be within one metre of the section's boundary on one of the road boundaries.

The Vendor will have all boundary fences erected (excluding road frontages and ROW access boundaries) at a discounted price. The cost to the Purchaser is a set price of \$2,500.00 plus GST per section, any section with only 2 fenced boundaries will be at a cost of \$2,000.00 plus GST. The cost of fencing will be paid by the Purchaser upon settlement.

**Private right-of-way**

Where a property is served by a private right-of-way, the property owner (in conjunction with neighbouring owners who share use of the right-of-way) shall have the responsibility for the maintenance of that right-of-way.

**Health and Safety**

If possession is taken prior to settlement, the Purchaser is solely responsible for all health and safety aspects, procedures and liabilities.

**General**

The purchaser agrees that the purchaser will NOT:

- a) construct, place or permit on the section any caravan, hut or other structure, for any kind of permanent or temporary residential use.
- b) allow any gas bottle, caravan, campervan or similar to be visible from the street.
- c) build any dwelling that is not constructed on site, each dwelling must be an individual design, no re-locatable, kitset homes or second hand materials may be used without specific written permission from Suburban Estates Ltd.

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

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

**Please note: Any approval of Suburban Estates is not a waiver of building code requirements, Council by-laws, district plans or land covenants.**

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