



## 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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### Dwelling Approval

Approval must be obtained in writing from Suburban Estates Limited for each proposed dwelling **prior** to any Council Building Consent application. Submitted plans must detail Lot, DP number and exterior claddings. Only one dwelling is permitted on each site. Any structure that requires a building consent will require our 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 metres 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.

Please be aware the Selwyn District Council's Resource Consent includes a fencing requirement that restricts the height of front façades. Selwyn District Council also have restrictions for any fences fronting reserves. For clarification on fencing restrictions please refer to the Consent Notices and Covenants section (53-66) of the Subdivision Consent listed on the Resource Consent page on our webpage [www.sterlingpark.co.nz](http://www.sterlingpark.co.nz).

### 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.

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