

## Covenant Guidelines

- All house plans are required to be sent to the developer for approval together with the check list (and written approval received from the developer) prior to lodgement for Council Building Approval and prior to the commencement of any construction. This is to ensure quality control is maintained throughout the estate. Plans submitted are to include site, elevation, floor, fencing and landscaping.
- Double lockup garage is to be provided under main dwelling roof.
- Minimum House size for Single Storey Construction is 130m<sup>2</sup> of living area. This area does not include double lock up garage, patios, pergolas, balconies or other external under roof areas unless written developer approval has been granted.
- Minimum House size for Two Storey Construction is 180m<sup>2</sup> of living area. These areas do not include double lock up garages, patios, pergolas, balconies or other external under roof areas. The floor area on the upper level is to be a minimum of 55% of the ground floor footprint.
- The width of the house at the house front (excluding eaves) is to be equal to or greater than three quarters of the width of the land at the front building alignment.
- All homes are to have a 25 degree roof pitch. Eaves are required to be a minimum of 450mm in depth unless written approval is granted because of architectural style.
- All side and rear fences are to be constructed before practical completion of the house. A fence forward of the front building alignment needs to be complying fence and approved by the developer prior to construction.
- All driveways and turfing to the front of the property are required to be completed prior to moving in. Full landscaping to the front of the property is to be completed within two months of moving in.
- All driveways are to be exposed aggregate concrete surface.
- Owners are required to commence construction of their home within 12 months of the first anniversary of the date of possession.
- Owners are to ensure that their property is maintained clear of all rubbish, long grass and weeds at all times including during the progression of the dwelling construction.
- It is mandatory to build to boundary if the lot is subject to a Council Approved Building Setback Plan.

“WARNING - This publication is not intended to be a concise summary of the Building Covenants which apply at “The Pocket” and it does not paraphrase them. This publication simply presents, in a casual way, some features of the Building Covenants. Buyers of lots in “The Pocket” should read the Building Covenants carefully and seek professional advice regarding the meaning and effect of the “Building Covenants”.