



Covenants Guidelines

- Plans for house and fencing (including “Check List”) must be ‘lodged with’ and ‘approved by’ the developer prior to lodging for Council Building Approval.
- Double lockup garage must be provided within the perimeter of the main roof of the house.
- Minimum house size is **250m²** of living. This area does not include garage, carport, patios, pergolas, balconies or other external under roof areas.
- Houses must have a minimum roof pitch of 25 degrees.
- Eaves must have a minimum width of 450mm unless written approval is granted because of complimentary architectural style.
- Houses must have a minimum ceiling height of 2700mm and a minimum exposed window lintels of 250mm.
- Driveways must be exposed aggregate concrete surface and be completed prior to occupation.
- Fences are required on all boundaries of the lot, including front boundary and must comply with the specific covenant standards for each boundary. All fences are to be constructed before practical completion of the house.
- Turf forward of the house must be completed within 2 weeks of the house completion and prior occupation and all landscaping must be completed within 6 months.
- House construction must commence within 2 years.
- Properties must be maintained clear of rubbish, long grass and weeds at all times, including during house construction.

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