

SALE OF THE LAKES SUBDIVISION



COVENANTS AND DESIGN GUIDELINES

INTRODUCTION

It is intended to develop **The Lakes** as a modern and well designed residential community.

To achieve this, it is desirable that supervision and control be exercised for the protection and in the interest of all Purchasers in relation to the nature and type of construction to be permitted.

This control will be achieved in the form of design guidelines and covenants which can be summarised as follows:

DESIGN GUIDELINES (also referred to as 'The Guidelines')

The design and landscaping of each and every residential home (hereafter referred to as 'home' or 'residential home' or 'house') at **The Lakes** will require approval from the Committee prior to the submission of plans to Council and the commencement of works. This approval is not an onerous one, but rather is designed purely for the protection of each homeowner and the development overall.

The design guidelines are split into two parts applicable to purchasers of residential sections:

- Part 1 General Matters
- Part 2 Design Standards - Conventional Housing

The following key design elements are indicative only and are not intended to be exclusive. Each design shall be considered on its merits. The general theme is to that of individuality, quality and creativity, resulting in a range of high quality homes.

Specific design guidelines:

- Each residential home to be of an individual design.
- The use of high quality permanent materials will be encouraged.
- Preference will be for gables and architectural roof lines in lieu of multiple hip roofing.
- Appropriate materials to be used to match or complement the chosen architectural style.
- Street appeal regarded as important in the overall design approach.
- All landscape area to be designed in harmony with the style of home selected.

COVENANTS

- Not to erect any building other than a new residential home.
- To complete any building within 9 months of laying down the foundations for such building and within 12 months of laying down the foundations to complete all ancillary work such as (fencing and) landscaping AND FURTHER will within 12 months construct in proper and tradesmanlike manner a driveway, or vehicle access in permanent continuous surfacing.
- Once construction has been substantially completed not to bring on to or allow to remain on the land or any internal road of the subdivision any temporary dwelling, caravan, trade vehicle or other equipment or materials or machinery unless garaged or screened (so as to preserve the amenities of the neighbourhood) and to prevent noise likely to cause offence to residents in the subdivision. No recreational or commercial vehicles or trailers are to be regularly located on the street or footpath nor in front of the building line of the dwelling on the land.
- Not to subdivide or crosslease the property.
- Not to construct any road on any part of the said Lot which provides access to any other land adjoining the said Lot.
- To reinstate, replace or be responsible for all costs arising from damage to the landscape, roading, footpaths, kerbs, concrete or other structures in the subdivision arising from the purchasers use of the land directly or indirectly through the purchasers agents or invitees.
- Not to permit or suffer any advertisement sign or hoarding of a commercial nature to be on any part of the said Lot or building without prior consent in writing of the vendor.
- Not to remove any trees planted by the vendor on the Lot without the prior consent in writing of the vendor.
- To pay the local authority rates and charges incurred as a result of a higher level of service for the ongoing maintenance of roads, reserves, lakes, landscaping, structures and other public amenities in the subdivision.
- Not to lodge submissions against or object to the establishment of community services (including but not limited to schools, childcare facilities, churches and medical facilities) which are in accordance with the performance standards of the District Plan that are relevant to that activity in a residential zone.