

Covenant Guidelines



- All house plans are required to be sent to the developer for approval with a covenant checklist prior to the commencement of any construction. This is to ensure quality control is maintained throughout the estate.
- All covenant variations and relaxations (e.g. front and side fencing construction) are to be first applied for, in writing, to the developer prior to construction. Approval is on merit basis and not guaranteed.
- Minimum House size for **lowset construction** is 230m² of living plus double lockup garage (29 squares). These areas do not include pergolas, balconies or under roof areas unless written developer approval has been granted.
- Minimum House size for **highset construction** is 310m² of living plus double lockup garage (37.5squares). These areas do not include pergolas, balconies or under roof areas unless written developer approval has been granted. The **lower storey** shall have a minimum of 175m² of living **PLUS** double lock up garage.
- All homes are encouraged to use a 28 degree roof pitch, however 25 degrees will be acceptable.
- Ceiling height for **lowset** homes shall be a minimum of **2.7 metres**.
- **Compulsory render** finish to the exterior of the home is required.
- All windows on lowset homes shall have a minimum exposed lintel of 250mm measured vertically.
- **Driveways, turf and landscaping** to the front of the property are required to be completed prior to moving in.
- **Front fences are compulsory** using brick, stone or rendered or painted masonry piers which have decorative infill panels. Solid timber fences are **not permitted** at the front boundary line or side boundaries forward of the building alignment unless approved by the vendor in writing.
- Purchasers are encouraged to commence construction of their home within 12 months of the first anniversary of the date of possession.

WARNING – This publication is not intended to be a concise summary of the Building Covenants which apply at The Parks at Stretton 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 Parks at Stretton should read the Building Covenants carefully and in it's entirety and seek professional advice regarding the meaning and effect of the Building Covenants.