

BASIC REQUIREMENTS OF THE BUILDING COVENANT.

The Building Covenants for Riverparks will assist in achieving the objectives of the building scheme, which has been established for the benefit of the residents of Riverparks.

The building scheme is intended to-

- ensure that Riverparks is and remains a high quality residential estate;
- enhance the prospect of Riverparks having a built environment and landscape of appealing amenity.

If these objectives are met, the value of the investment in Riverparks should be preserved and enhanced.

Below is a précis only of the full Building Covenant, which should be read in its entirety if proceeding with purchasing a block of land or House and Land in Riverparks.

- **Building Plans Approval** - All house plans are required to be sent to the developer for approval prior to the commencement of any construction.
- **Building Time Frame** - Purchasers are encouraged to commence construction of their home within 12 months of the first anniversary of the date of possession, of their lot.
- **Minimum House Size.**
 - **Single Story House - 150 sqm.** Of living area **plus double lockup garage.** These areas do not include verandahs, patios, porches, connecting breezeways or under roof areas unless written developer approval has been granted.
 - **Two Story House - 210 sqm of living,** of which 130sqm or more must be on the lower level, **plus double lockup garage.** These areas do not include verandahs, patios, porches, connecting breezeways or under roof areas unless written developer approval has been granted.
- **External Wall Surfaces** - Minimum 80% brick, brick with textured or smooth rendered mortar and painted finish, or concrete block with textured or smooth rendered mortar and painted finish.

If using **face brick**, then **standard size only** (230mm x 110mm x 86mm), with a mortar that compliments the colour of the face brick.

- **Roofs – Pitch and Eaves** – For a single Storey Structure minimum 25 degrees pitch roof and for a Two Storey Structure minimum of 22 degrees pitch roof. Eaves will be more than 450mm in depth, unless you obtain the seller's approval. Roof materials to be colour concrete tiles, clay tile or colourbond (or equivalent) non reflective metal which has a custom orb profile.
- **Driveways** – Must be built from the garage to a road front prior to occupying the house as a residence. Driveways to be built out of pavers or concrete with an exposed aggregate, stencilled or stamped surface. (No plain concrete driveways)
- **Fences** – Generally side and rear fencing not to exceed 1800mm and be constructed of timber post, rails and palings. Front fencing is permitted subject to sellers approval.
- **Lawns and Gardens – Establishment / Maintenance** – In particular, you will landscape between the front of the house and any front road and nature strip by turfing the yard & nature strip within 30 days after practical completion of the house and completing the landscaping within 2 months after practical completion of the house.

WARNING – This publication is not intended to be a concise summary of the Building Covenants, which apply at Riverparks Estate, and it does not paraphrase them. This publication simply presents, in a casual way, some features of the Building Covenants.