

## SUMMARY OF THE BUILDING COVENANT.

*Honeywood Fernvale is an environmentally sensitive residential estate developed by Lateral Properties ("the Developer") the object of which is to maintain the natural atmosphere of Fernvale, with consideration to the environment and to ensure that the style and quality of housing is complementary to the environment.*

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 the Honeywood Fernvale estate.

- **Building Plans Approval** – All house plans are required to be sent to the Honeywood Fernvale Design Approval Panel (DAP) for approval prior to the commencement of any construction. This is to ensure quality homes that meet the covenant are built throughout the estate.
  
- **Minimum House Size** –  
Single Storey House – 176m<sup>2</sup> of living area including double lockup garage (under the roof line). These areas include front verandahs, but do not include patios or side/rear verandahs.  
Two Storey House – 176m<sup>2</sup> of living area, of which 130m<sup>2</sup> or more must be on the lower level, including double lockup garage (under the roof line). These areas include front verandahs, but do not include patios or side/rear verandahs.
  
- **External Wall Surfaces** – Minimum of standard sized brick, stone or brick veneer. No second hand materials. Some homesites will require a brick or concrete block with textured or smooth rendered mortar and painted finish to the street front facade.
  
- **Roofs: Pitch and Eaves** – A minimum 25 degrees pitch roof with eaves more than 450mm in depth, unless you obtain the DAP's prior approval. Roof materials to be colour concrete tiles, clay tile or colourbond (or equivalent) non-reflective metal.
  
- **Driveways** – Must be built from the garages 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** – Owner may only fence "returns and boundaries adjoining another Lot" using "Good Neighbour" fencing (capped overlapping palings).
  
- **Care & Maintenance** – Lawns must be kept in a neat and tidy condition. No rubbish is allowed to accumulate upon the land.

WARNING – This is not intended to be a complete summary of the Honeywood Fernvale Building Covenants. This publication simply presents some features of the Building Covenants.