



Building Covenants to Protect Your Investment

Avalon at Baldivis features building covenants that each land owner can enforce, requiring all owners to build in accordance with the building guidelines. This will assist in creating a wonderful estate with high quality homes and an interesting streetscape.

The guidelines are fully set out in the contract of sale, which you should read carefully. A simplified version is set out below, but in the event of any inconsistency, the covenants on the contract will apply.

Minimum house size:

- (a) **Where the Lot is equal to or less than 500 square metres in area**
A floor area of 100 square metres or more not including any areas comprised in any garages, storerooms, verandas, balconies, pergolas, alfresco areas and other out-buildings of any nature whatsoever;
- (b) **Where the Lot is greater than 500 square metres in area**
A floor area of 140 square metres or more not including any garages, storerooms, verandas, balconies, pergolas, alfresco areas and other out-buildings of any nature whatsoever;

Materials: *Clay face brick, painted cement rendered brick or stone elevations*

Roof Pitch *24 degrees*

Roof Material

Tiles or Colourbond but no zincalume or any other significantly reflective material;

Style *Every house must have at least one feature (for example, a gable, bay window, verandah, portico, window hood) to the front façade to add visual interest;*

Every House must have a carport or garage for not less than cars parked side by side with a garage door sufficient to completely screen the interior of the garage or carport from the street; The garage or carport must be built under the main roof of the dwelling, or constructed in a manner that matches the dwelling in respect of the design, materials used, roof pitch and external appearance, including colour and quality of appearance.

Driveway *Must be constructed of brick paving or liquid limestone and extending to the road kerb in the same material;*



AVALON *This is life; live it to the full.*

Pergolas *Any pergola or like structure which is visible from the street must be constructed of the same materials and of the same colour and style as the walls and the roof of the main dwelling constructed on the Lot;*

Fencing *No fence forward of the front building line of the dwelling or any fence to the front boundary facing the street. Side fences are to be powder coated steel fence the same or substantially similar to a "colorbond" fence, in a grey ridge colour.*

Sheds *Sheds and outbuildings are controlled and you should review the contract of sale as large sheds must be the same material of the house, but garden sheds of 9m² or smaller are allowed subject to certain conditions.*

Other

YOU ARE NOT ALLOWED ;

- (1) *to park or allow to be parked on the Lot or on the road reserve next to or adjacent to the Lot any Commercial Vehicle unless the Commercial Vehicle is housed or contained wholly within the Lot and hidden from public view.*
- (2) *Not to conduct or permit to be conducted any repairs or restorations that take longer than 14 consecutive days to complete of any motor vehicle, boat, trailer, aircraft, or any other vehicle, on the Lot or any part other than wholly within a garage on the Lot or any part of the Lot;*
- (3) *Not to damage, alter, extend, build up or affect the visual appearance of any retaining wall or estate wall on the Lot;*
- (4) *Not to allow the front yard and verge abutting the Lot to become overgrown or invaded by weeds or to fall into a state of disrepair or damage any trees planted on the verge adjoining the Lot;*
- (5) *Not to erect or display on the Lot or adjoining verge any sign hoarding or advertising of any description whatsoever, except for professional signage advertising the sale or lease of a fully completed dwelling constructed on the Lot or advertising a business operating from the Lot, provided such sign does not exceed 500mm by 500mm in its dimensions. Any sign or advertising material erected or displayed on the Lot or adjoining verge in breach of this covenant may be removed without notice;*