



# MARBLE COURT

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## ***Building Guidelines***

***All dwellings in this development must be of the highest standard. We have the expectation that each dwelling will be clearly individual in its own distinctive style. Any dwelling under 220 sq meters must retain the high standard of more substantial homes.***

***Each dwelling must be designed to compliment the subdivision and maximize the potential of each site. This subdivision is for people motivated by high standards.***

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## **Building Covenants**

- a. All dwelling plans must be approved by Suburban Estates Ltd in writing, prior to construction.**
- b. The purchaser agrees not to construct, place or permit any caravan, hut or other structure, for any kind of permanent or temporary residential use. The parking of Caravans or Campervans is NOT permitted if visible from the street.**
- c. The purchaser agrees that no front or side fences will be erected within two metres of the section's boundary fronting the roadway, unless specifically approved by Suburban Estates Ltd in writing.**
- d. Any street planting is protected for a period of 5 years from the issue of the new title.**
- e. The purchaser agrees to partially construct the berm and kerb crossing up to and including road metalling prior to commencing construction.**
- f. The purchaser agrees that as this subdivision has reticulated gas supply the only cylinders permitted are for outside and BBQ use.**
- g. Each purchaser will be liable to an equal share (44<sup>th</sup>) of the cost of maintenance of the entrance walls and gardens.**

***Please be aware that any dwelling on lots 1 – 4, 43 & 44 may need to be acoustically insulated to meet Council requirements.***

***Should you require any clarification please do not hesitate to contact our office.***