

# Sereno Vista

Otumoetai

THE Purchaser acknowledges and agrees with Bellevue Estate Limited (hereinafter referred to as "Bellevue") that each lot in Bellevue's subdivision forms part of a development which is intended to be established as a modern and well designed subdivision and it is desirable that supervision and control be exercised by Bellevue for the protection of and in the interests of all Purchasers in relation to the nature and type of construction to be permitted in the subdivision and the standard of surroundings being maintained. In recognition of these objects the Purchaser for his lot and for the benefit of all other residential lots comprised in the subdivision DOES HEREBY AGREE with Bellevue and will covenant whether by deed, transfer or otherwise as required, with Bellevue, or such other person or persons as are nominated by Bellevue (including its successors in title) for the Purchaser and his executors, administrators, transferees, assigns and successors in title in relation to the lot purchased as follows:-

- (i) Not to erect any building other than a new residential dwellinghouse and associated ancillary buildings. At the sole discretion of Bellevue, a pre-built transportable or relocatable dwellinghouse may be approved.
- (ii) Not to erect or allow to be erected a dwellinghouse of a floor area less than 120 square metres and if of a floor area of less than 160 square to have all such floor and roof plans and exterior specifications approved in writing by Bellevue prior to application for a Building Consent, or commencing site works, pegging out or preparatory work on site for the erection of such a dwellinghouse. (The floor area measurement to be exclusive of garage, carports, decking, breezeways, entry porches and roof overhang). In determining whether or not to approve the plans and specifications, Bellevue will take into account the appearance of the proposed dwelling in relation to the appearance of other dwellings in the subdivision to the intent there should be a range of style, design and appearance of dwellings within the subdivision. Any Bellevue approval shall be at the sole discretion of Bellevue.

Any modification or variation to the plans already approved by Bellevue for the said dwellinghouse shall require further approval by Bellevue prior to such modifications or variations commencing. Any Bellevue approval shall be at the sole discretion of Bellevue.

- (iii) To construct any dwellinghouse with a minimum of 60% of the non-glazed exterior cladding of the dwelling consisting of any of the following materials: kiln fired or concrete brick, stucco textured finish, stone, vinyl, timber or solid weatherboard at least 16mm thick with a maximum finished width not exceeding 180mm, or any other exterior cladding material for which the purchaser has first obtained Bellevue's consent in writing. Any dwelling with an exterior finish in the form of flat cladding, concrete block, poured concrete or similar shall have the surface textured at the time of construction in such a manner as to fully cover the base material. All exterior surfaces which are not pre-colour coated or finished shall be painted or stained prior to the dwelling being occupied.

Where a residence has a basement, exposed subfloors, framing and/or decks, the exposed areas shall be underclad or sheath-lined out in permanent materials in conformity with the main parts of the residence.

- (iv) Any dwellinghouse or garage wall primarily facing the road frontage must include at least one window or feature unless approved otherwise by Bellevue. Any Bellevue approval shall be at the sole discretion of Bellevue.
- (v) The final colour of the exterior cladding of those areas of the dwellinghouse primarily facing all road frontages is to be of subdued or non-vibrant colours unless otherwise approved in writing by Bellevue. The final colour and any Bellevue approval thereof shall be at the sole discretion of Bellevue.
- (vi) To construct a minimum of one garage which is to be attached to the dwellinghouse unless approved otherwise by Bellevue. Any Bellevue approval shall be at the sole discretion of Bellevue. The garage must be constructed in the same architectural style with the same cladding materials as the dwellinghouse.

All other sheds or buildings are not to be beyond the front building alignment of the dwellinghouse and are to have their exterior cladding colours in keeping with the main dwellinghouse.

- (vii) Not to use any metal clad roof that has not been factory pre-painted or any roofing material, which will create a glare offensive to adjoining property owners. Not to use reflective surfaces or bright colour finishes on any exterior cladding or roofing on the dwellinghouse and any other buildings.
- (viii) Not to erect any more than one dwellinghouse on the land nor subdivide the land further unless approved otherwise by Bellevue. Any Bellevue approval shall be at the sole discretion of Bellevue.
- (ix) Not to carry out on any of the lots any construction or reconstruction of or alteration, addition or refurbishment to any residence which results in the exterior appearance and architectural standard of the residence not being in keeping with the standards already described in the clauses contained within these covenants.
- (x) Not to allow on any of the lots any buildings, structures or fencing to become dilapidated or to fall into disrepair.
- (xi) Not to construct any road on any part of the said land which provides access to any other land adjoining the said land without the prior approval of Bellevue. Any Bellevue approval shall be at the sole discretion of Bellevue.
- (xii) Unless prior approval from Bellevue is sought, to complete any building (including exterior painting and decorating) within 9 months of commencement of excavation of the dwellinghouse site and further within that 9 month period construct in a proper and tradesmanlike manner a driveway, or vehicle access in a permanent continuous surfacing of concrete, concrete block, brick paving, or sealing. Lawns are to be laid, reinstatement of the Local Authority owned land, and landscaping undertaken immediately following completion of the dwellinghouse taking into account the time of the year and weather conditions. Any Bellevue approval shall be at the sole discretion of Bellevue.
- (xiii) Not to bring on to or to allow to remain on the land (except during the time of construction of the dwellinghouse) or on any road of the subdivision any temporary building, garden shed, caravan, trade vehicle or other equipment or materials or machinery unless garaged or adequately screened so as not to be highly visible from the road and neighbouring properties, so as to preserve the amenities of the neighbourhood and also to prevent noise likely to cause offence to residents in the subdivision. No recreational or commercial vehicles or trailers are to be regularly located on the street or footpath nor on that area between the front boundary of the land and the dwelling unless screened so as not to be highly visible from the road and meets Local Authority requirements. No caravan or motorhome shall be placed on the said land to be used for residential use other than for short term occupation of visitors for a period not exceeding 2 months in any 6 month period.
- (xiv) Not to erect any fence constructed of shade-cloth (except during construction), netting, iron or steel of any profile, untextured woodfibre cement panels, plywood, fibrolite or post and wire. All fences and retaining structures are to comply with Local Authority requirements. No fence shall exceed 1 metre in height above Bellevue's finished ground level of the property within 3 metres of the road frontage boundary or exceed 1.83 metres in height elsewhere on the property. (Hereinafter referred to as "Subdivisional Fencing Provisions").

Notwithstanding anything hereinbefore set out, the following shall apply:

- (a) The Purchaser of Lot 37 may erect a post and wire fence not exceeding 1.2m in height at the Purchaser's cost except along the North Eastern boundary of Lot 25 and along the boundaries of Lots 26-31. The Purchaser for Lot 37 shall not be responsible for contributing towards the cost of any fencing other than post and wire along the back boundaries of Lots 23-25 and Lots 32-35.

- (b) The Purchasers of Lots 1-11, 14, 15, 18 and 21-25 inclusive are to abide by the Subdivisional Fencing Provisions referred to above, but will have the option to erect a post and wire fence not exceeding 1.2 metres in height from Bellevue's finished ground level of the lot along the back boundaries except that a fence of greater height may be erected on the boundary between the Purchaser's lot and adjoining Council Reserve (excluding Council Accessway Reserve) provided that the section of the fence above 1.2 metres in height does not provide a visual barrier between the Purchaser's lot and adjoining Council Reserve.

Any variation to this clause shall require Bellevue approval. Any Bellevue approval shall be at the sole discretion of Bellevue.

- (xv) To pay for construction and maintenance of any fence constructed on the boundary of any adjoining land owned by the Local Authority and not to seek contribution from Bellevue or the Local Authority for such construction or maintenance cost.
- (xvi) Not to alter, interfere with, paint, add to, or otherwise change the entrance walls or their fittings or attachments, apart from the maintenance thereof without the prior approval of Bellevue.
- (xvii) Not to allow to remain on any walls, fence, structure or building on the property any graffiti or similar disfiguring for more than 5 working days from the date that such graffiti or disfiguring occurred or was brought to the notice of the Purchaser.
- (xviii) Not to permit the land to be occupied or used as a residence unless the buildings on the property have been substantially completed in accordance with the Covenants and the Local Authority Compliance Certificates have been issued for the dwellinghouse.
- (xix) Not to carry out any maintenance or repair work on any motor vehicle, boat, vehicle or apparatus on the Local Authority owned land.
- (xx) Not to permit the land or dwelling to be used on a commercial basis unless approved in accordance with any Local Authority ordinances.
- (xxi) Not to display more than one advertisement, sign or hoarding of a commercial nature measuring in excess of 900mm x 600mm on any part of the land or dwellinghouse. In the event such advertisement sign or hoarding is in excess of 900mm x 600mm, or more than one is erected, this should first be approved in writing by Bellevue. Any Bellevue approval shall be at the sole discretion of Bellevue.
- (xxii) Not to carry out landscaping on the road frontage of the Local Authority owned land except in accordance with the general overall landscaping plan prepared by Bellevue or with prior written approval by Bellevue. Any Bellevue approval shall be at the sole discretion of Bellevue.
- (xxiii) To keep and maintain in a neat and tidy condition and prevent from becoming unsightly, the section and the Local Authority owned road frontage of the land from the possession date.
- (xxiv) Not to construct any clothesline or letterbox except such clothesline or letterbox as may be aesthetically sensitive in terms of design and location, siting any clothesline in such a way as to not be highly visible from the street and siting any letterbox adjacent to but not in the road reserve. The location and design of such clotheslines and letterboxes to be at the sole discretion of Bellevue.
- (xxv) The Purchaser shall use his best endeavours to locate any attachments to the dwellinghouse and buildings (including but not necessarily limited to television antenna and solar hot water panels) so they are not highly visible from the road frontage.
- (xxvi) To ensure due allowance is made for adequate current and future drainage of all excess stormwater from the lot and to ensure that no discharge from the lot of a soluble or insoluble nature is detrimental to the water quality in the stormwater network. The Purchaser is responsible for all costs, claims or demands for any remedial action undertaken for any breach thereof.
- (xxvii) During construction not to allow rubbish to accumulate on the site and shall ensure container

bins shall be kept on the lot for the disposal of all rubbish. When necessary all such rubbish shall be removed. The use of adjacent or abutting land and footpaths for access, stockpiling and storage of materials and dumping of rubbish is strictly prohibited, provided however, that the Purchaser or the Purchaser's agents or invitees may have access across any other site upon obtaining written approval from Bellevue in which case the Purchaser shall ensure that during any construction, due allowance is made for the protection of the footpaths and Local Authority owned road frontage by way of placing appropriate material over those areas where vehicular traffic is to run.

The Purchaser shall re-instate, replace or be responsible for all costs arising from damage to the landscaping, berms, roading, footpaths, kerbs, concrete or other structures in the subdivision arising from the Purchaser's use of the land directly or indirectly through the Purchaser's actions or those of the Purchaser's agents or invitees.

Not to allow contractors and subcontractors to commence work on the site without first informing them of the restrictions created by these covenants and ensuring their compliance therewith.

- (xxviii) Not to bring on to raise, breed or keep any animals, poultry or livestock on the land or buildings except to keep a maximum of three animals limited to dogs or cats unless prior written approval is given by Bellevue. Any Bellevue approval shall be at the sole discretion of Bellevue. All animals shall not be allowed to become a nuisance to others in the subdivision and all dogs shall be controlled so as to prevent them from roaming the subdivision at will.
- (xxix) Where Bellevue has been dissolved or wound up or otherwise gone out of existence, "approval by Bellevue" shall mean approval by any party appointed and/or nominated by Bellevue for this purpose.
- (xxx) The Purchaser covenants that the Purchaser will at all times save harmless and keep indemnified Bellevue from all proceedings, costs, claims and demands in respect of breaches by the Purchaser of any of the stipulations, restrictions and covenants contained in the preceding clauses.
- (xxxi) If there should be any breach or non-observance of any of the foregoing covenants and without prejudice to any other liability which the Purchaser may have to any person having the benefit of this covenant, should the Purchaser not rectify the breach or non-observance of any of the foregoing covenants within 15 working days of written demand being made by Bellevue or any of the registered proprietors of the Lots, then the Purchaser will:
- (a) pay to the person making such demands as liquidated damages the sum of \$200 per day for every day that such breach or non-observance continues after the date upon which written demand has been made together with any costs and expenses incurred by Bellevue or any registered proprietor to remedy the breach or non-observance;
  - (b) remove or cause to be removed from the land any secondhand or used dwellinghouse, garage, carport, building, or other structure erected or placed on the land in breach of non-observance of the foregoing covenants;
  - (c) replace any building materials used in breach or non-observance of the foregoing covenants with new or not pre-used materials.
  - (d) cease any activity in breach of these covenants.

These covenants shall run with the land and shall be at the discretion of Bellevue incorporated in any Memorandum of Transfer to the Purchaser executed pursuant to an Agreement for Sale and Purchase or in the alternative the covenants may be added to the title to each lot by Bellevue, prior to the title date AND THE PURCHASER DOTH HEREBY COVENANT with Bellevue that if the Purchaser shall transfer, assign or otherwise dispose of his interest in the land then he shall make such transfer, assignment or disposition subject to the provisions of the clause in the Agreement for Sale and Purchase and shall procure from the transferee or assignee a Deed of Covenant in favour of Bellevue whereby such Purchaser or assignee undertakes to fulfil the Purchaser's obligations under the clause in the Agreement for Sales and Purchase.