

Covenant Guidelines Springbrook – Village Green



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different world

- All house plans are required to be sent to the developer for approval together with the check list (and written approval received from the developer) prior to lodgement for Council Building Approval and prior to the commencement of any construction. This is to ensure quality control is maintained throughout the estate.
- Double lockup garage is to be provided under main dwelling roof.
- Minimum House size for **Single storey construction** is 130sqm of living. This area does not include double lockup garage, patios, pergolas, balconies or other external under roof areas unless written developer approval has been granted.
- Minimum House size for **Highset construction** is 190sqm of living. These areas do not include double lockup garage, patios, pergolas, balconies or other external under roof areas. **Lower storey** shall have a minimum of 110sqm of living.
- All homes are to have a 25-degree roof pitch, however 22 degrees will be acceptable on two storey homes.
- Eaves are required to be 450mm depth unless written approval is granted because of architectural style.
- All driveways and turfing to the front of the property are required to be completed prior to moving in. Full landscaping to the front of the property is to be completed within two months of moving in.
- Owners are required to commence construction of their home within 12 months of the first anniversary of the date of possession.
- Owners are to ensure that their property is maintained clear of all rubbish, long grass and weeds at all times including during the progression of the dwelling construction.

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

Buyers of Lots in “Springbrook - Village Green” should read the Building Covenants carefully, and seek professional advice regarding the meaning and effect of the Building Covenants.”

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