



# summary

The following is a summary of the Addison covenants. Please refer to the full copy of registered covenants for complete detail

The aim of the covenants is to maintain the neighbourhood's appearance and get the best from the shared green areas.

The Covenants are permanent and registered on the title of each property. They are applied throughout the development for the benefit of the development and to protect your investment.

## fencing

For passive surveillance no fences (or other dividing structures) are to be constructed within or around the Front yard of a property.

## exterior alterations and painting

A lot of thought has gone into house frontages and colour schemes at Addison. Please do not materially change the exterior appearance of your house including painting something different from its original colour

Garage doors cannot be replaced with doors of different materials or products. This includes replacing two single garage doors with one double garage door.

Additional structures/buildings are not to be added to the property.

## additional buildings and extensions

We ask that no additional buildings or extensions are erected or constructed including any building, garage, carport, caravan, hut, shed, tent or other structure/appliance on the front yard. This includes air-conditioning units, sunrooms and conservatories.

## landscaping

To keep Addison looking it's best we ask that Front yards are kept in a neat and tidy condition, without excessive growth of grass, weeds or plants.

The landscaping has been carefully planned so please don't plant anything in the "no planting zone" (as shown on the covenant plan for the property).

Impermeable surfaces (including concrete, bricks, blocks, decking and gravel) are not to be installed or laid in the Front yard, unless otherwise shown on the covenant plan.

Trees existing at completion of the lot shall not be removed. Trees that are damaged, destroyed or removed are to be replaced with trees that are not materially different (species or size) from the original tree/s.

## immobile vehicles

Vehicles, equipment, machinery and unsightly rubbish are not to be located on the front yard. Immobile or broken down vehicles are not to be left on any road reserve, access way, front yard or common area.

## carparking

Reserves and green spaces are for people not cars. Vehicles are not to be parked on any road reserve, access way, common area or front yard. Please use the parking bays or your own driveway.

# COVENANTS



## signage

Signage can be ugly. No signs are to be erected in front of your house except for a temporary 'For Rent' or 'For Sale' sign.

This sign shall not be larger than 500mm x 600mm.

## external alarm systems

Alarm systems (or similar devices) are not to be installed or attached to the exterior of the dwelling. You can install an internal alarm but it may need to be monitored by an independent company. This avoids loud sirens disturbing the peace for your neighbours.

## external appliances

Air-conditioning units (and other appliances controlling temperature, humidity or climate) are not pretty. Please don't install them where they will be visible from a road, right of way or pathway.

## sensor lights

For your safety and the safety of others any exterior bulk head sensor lights must remain operable at all times.

## television aerials

Television aerials, antennae and satellite dishes are to be installed at the rear of the dwelling, below the apex of the roof. No part of the aerial, antenna or satellite dish is to be visible from the street front, common or Bruce Pulman Park.

## graffiti

No one likes graffiti. Any graffiti on dwellings, buildings or structures must be removed within 48 hours.

## mailboxes

Addison has specially designed mailboxes. If yours get damaged please restore or replace within 15 working days. It must be of the same appearance as the original mailbox.

## washing lines

Where no washing line was erected at the date of issue of Code Compliance, any erected washing line/s shall not be visible from the road, access way or pathway

If a washing line was installed at the date of issue of Code Compliance and was visible from the road, access way or pathway, any replacement washing line shall be no more visible than the original.

## window treatments

Curtains or blinds (of a reasonable standard/quality) must be installed on all windows of the dwellings within one calendar month of registering ownership.

## obligation to rebuild

If any dwelling or other building/structure is destroyed or damaged, the owner must rebuild it within a reasonable period of time. It must be to substantially the same specifications, use similar materials, have a similar appearance and be constructed in a good/workmanlike manner.

## breach of covenants

Should a Covenant be breached or otherwise not-observed, a written notice can be made to the owner. The owner will pay \$100 for each day the breach continues (liquidated damages), in addition to Addison Development's estimate of any other/actual damages suffered. This could involve removing buildings/structures that are not permitted by the Covenants.

Further action may include a caveat being lodged on the title of the breaching lot for unpaid debt.

For more information please contact the Addison Information Centre 09 296 9985 or 0800 ADDISON.

Alternatively please visit [www.addison.co.nz](http://www.addison.co.nz).

