



summary

This 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 for the property. They are applied throughout the development for the benefit of the development and to protect your investment.

fencing

Fences (or other dividing structures) are not to be constructed within or around the Front Yard of the property.

exterior alterations and painting

The exterior appearance of the dwelling must not be materially changed. Furthermore, the colour of the dwelling cannot be materially changed from its original colour.

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

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

additional buildings and extensions

The owner must not erect, construct or permit 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

The Front Yard is to be kept in a neat and tidy condition, without excessive growth of grass, weeds or plants. If the owner fails to comply, the Property Manager for the Addison Residents' Incorporated Society or Addison Developments may enter the section and remedy this (at the owner's expense).

No further planting shall be undertaken 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

Vehicles are not to be parked on any road reserve, access way, common area or front yard apart from a properly constructed driveway or parking bay.

COVENANTS



signage

No signs are to be erected on any lot 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. An internal alarm which is monitored by an independent company may be utilized, providing it has no speakers or other noise-creating devices.

external appliances

Air-conditioning units (and other appliances controlling temperature, humidity or climate) are not to be installed, erected or attached where they will be visible from any other lot, road, access way or pathway.

sensor lights

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

Any graffiti on dwellings, buildings or structures must be removed within 48 hours of it being carried out.

mailboxes

Mailboxes must be repaired, restored or replaced within 15 working days should they be damaged. The restored/replaced mailbox must be of the same appearance as the original mailbox.

washing lines

Where no washing line was erected at the date 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 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 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.

