

Protective Building Covenant -

Domestic Building cost Index adjustment made – September 2017

There are covenants at Marlborough Ridge Resort to protect the investment of all purchasers. Such covenants should be viewed as protective rather than restrictive because they have a positive effect for both the purchaser and developer alike.

It has taken several years planning to develop the best concept for Marlborough Ridge Resort and the end result will be one of the highest quality. The following covenants have been designed to maintain this quality and will be regulated and enforced by the Marlborough Ridge Architectural Committee which has been formed as an on-going commitment by the developer, to ensure the protection of resident's lifestyles.

This is a simplified version of the covenants. For a complete and detailed list please refer to the contract of sale – "Schedule A"

1. Single residential use only.
2. All plans and specifications are to be approved by the Marlborough Ridge Architectural Committee including fencing, paving and landscaping.
3. Any future additions or alterations to the residence must also be approved by the Marlborough Ridge Architectural Committee.
4. Any residence constructed must have a minimum value of \$370,480 plus GST. This value will increase annually in accordance with the Domestic Building Cost index. (as at September 2017)
5. Minimum floor area 150m² excluding garage, veranda, patio or outbuilding.
6. No more than two storeys
7. No second-hand or re-locatable buildings.
No second-hand materials to be used in the construction of the residence.
8. The residence may not be occupied until a Certificate of Compliance by the Marlborough District Council is provided.
9. Residence must be completed within nine (9) months of commencement. Fencing to be completed within three (3) months of completion of the residence.
10. No builders waste or rubbish to accumulate.
Grass or weeds not to exceed 100mm.
No outdoor fires or offensive activities.
11. Fences or live hedges may not:
 - be of a height greater than six (6) feet or 1.83m
 - be closer to the street front boundary than the front building line.
12. Residents may not object to horticultural, viticulture, pastoral or other agricultural use of adjoining rural properties.



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13. No further sub-division or cross lease of the land.
14. No objection to the Marlborough District Council with respect of an application for Resource Consent.
15. No commercial use.
16. Minimum two car garage. Screened area to be provided for parking any boat, trailer, caravan or trade vehicle so as not to be visible from any access road or neighbouring property.
17. Screened area to be provided for clothes drying and rubbish storage.
 - Clothes drying and rubbish storage not to be visible from any access road or neighbouring property.

General Covenants

18. No Real Estate or "For Sale" signs are to be erected on any vacant section.



Marlborough Ridge Architectural Committee

Building Guidelines and Codes of Practice

In addition to the covenants the Marlborough Ridge Architectural Committee has developed a series of building guidelines. The guidelines outline the expectations of the Architectural Committee and must be adhered to by all purchasers.

Building Materials

1. Your house should be constructed predominantly of brick, stone, split block stucco, natural timber, plaster or any other material accepted as having sufficient architectural merit by the Marlborough Ridge Architectural Committee.
2. The roof of the house and any outbuilding or garage should be covered with concrete, clay, metal, shingle, slate or treated timber roof tiles or corrugated iron and having its exterior coated so as not to have high light reflective qualities. Any other material may be approved by the Marlborough Ridge Architectural Committee so long as it is in keeping with the general appearance of the development.
3. Any garage or outbuilding erected on the property must be of similar design, construction and materials used in the construction of the main residence.
4. No house or outbuilding may be constructed which has cement board panels or sheeting as its predominant construction material. Gable ends and some second storey walls may be clad with pre-primed narrow fibre-cement walls upon approval by the Marlborough Ridge Architectural Committee.



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Design

1. The design of any proposed residence will give consideration to street front appearance. This consideration will take into account windows, proportions and placement on the section, thus eliminating street-facing blank walls and also creating designs with variation in the set-back of houses from the street
2. No residence may be constructed that will in any way inhibit the reasonably expected views of any surrounding residences. All purchasers shall consider this in the design brief of their home.
3. Homes will be built on-site and only from individual designs. No kitset, pre-built transportable or re-locatable house, caravan, shed or garage may be erected for permanent or temporary accommodation.
4. Screening of any boat, trailer, caravan, or trade vehicle as well as clothes drying and rubbish storage areas must be of permanent construction and be in keeping with the design and materials used in the construction of the main residence.

Fencing

1. Fences erected on the property must be in permanent materials of wood, brick or stone or any other materials approved by the Marlborough Ridge Architectural Committee.
2. Materials known as Polite, cement board panels or sheets, galvanised iron or metal sheeting may not be used for fencing now or at any time in the future.
3. Live hedges are permitted as a fencing style provided they do not grow in height in excess of six (6) feet or 1.83 meters.
4. Properties adjoining the Marlborough Golf Club or Resort Hotel site will be limited to the fencing nominated by the Marlborough Ridge Architectural Committee. The purchaser will be fully responsible for such costs.
5. Each purchaser is responsible for fencing their property in accordance with the Fencing Act (1978).

General

1. No Builders waste is to be placed in any adjoining home site, community area or land retained by the developer.
2. Only those animals deemed as family pets shall be kept on the property. This does not include livestock of any kind and purchasers must comply with the zoning regulations of the Marlborough District Council.

Codes of Practice

- A. The Marlborough Ridge Architectural Committee acts on behalf of the vendor and developer, MRD Holdings Ltd and has the right to enforce all protective covenants, building guidelines and codes of practice.
- B. The Marlborough Ridge Architectural Committee also reserves the right to change these guidelines and codes of practice from time to time as they consider practical and necessary.
- C. The Marlborough Ridge Architectural Committee shall act in the best interests of the developer and purchaser at all times. All decisions shall be made for the maintenance of high standards, and benefit of the development.