

Riverside Estates

Construction Guidelines and Controls

Terms used in this document which are defined in the Covenants have the definitions set out in the Covenants.

1. Health and Safety Policy

It is a requirement that each building company and sub contractor maintain an effective Health and Safety policy for work carried out within the Estate.

2. Services Provided to the Boundary of Each Lot

- Power
- Telephone
- Water

Details of each of these services may be obtained from the appropriate service provider in the normal manner.

3. Site Security during Development

Individual site security is the responsibility of each contracted builder.

4. Site Access

Before commencing any work on site the builder shall ensure all roading, services and or landscaping supplied by the Developer are protected from damage by the builder or subcontractors. In the event of any damage occurring full replacement will be required at the builder's cost.

At the completion of the building and during the landscaping, laying of paths and driveways, the builder shall reinstate any damaged to the required standard should it be damaged.

5. Builders' site sheds

All builders' site sheds and equipment must be stored within the relevant Residential Area and so not to interfere with viticultural activities.

6. Loading, Unloading and Storage of materials during construction

All loading, unloading, delivery and storage of materials shall take place within the Residential Area and so not to interfere with viticultural activities.

7. Parking of tradesmen's delivery and subcontractors' vehicles

All vehicles whether they are belonging to contractors, tradesmen or delivery must be parked inside the Residential Area and so not to interfere with viticultural activities.

8. Toilet Facilities

Appropriate toilet facilities in the form of a port-a-loo etc are to be sited within the Residential Area.

9. No Animal Policy

No animals of any kind are permitted on the building sites, or within the confines of the development by builders, contractors, sub contractors, or sub trades during construction.

10. Rubbish & Rubbish Removal

Appropriate rubbish skips shall be maintained within the site for all site rubbish and shall be cleared at regular intervals. All skips must have lids and at no time shall rubbish be permitted to blow outside of the building site or be permitted to cause an unsightly mess.

11. Wash down and cleaning of vehicles spillage, etc.

Washing down of any vehicle is not permitted outside of the Residential Area. All spillages of material must be removed or cleaned up immediately. The cost of repairing any damage will be recovered from the offending building company via the Lot Owners building contract bond.

12. Signage

No sign shall be erected without the express approval of the Developer. However, notwithstanding this clause, a single building company sign may be erected on the boundary of each lot along with a standard health and safety sign to comply with the various regulations.

These signs should be of a good quality. No contractors, subcontractors, sub-trade or consultant's signs will be permitted without specific approval. Each approved sign must be kept in good condition. Damaged signs must be removed within 48 hours of the damage / or notice by the Developer.

13. Owners Building Contract Bond

Approved builders are required to provide a \$2,000 bond prior to work commencing on site. This bond is required as part of the building contract, to ensure builders and subcontractors meet all the required conditions of building at the Estate.

14. Covenant Section

The Covenants set out additional requirements / protections and should be read in conjunction with these building guidelines. Owners / builders will be liable for non-compliance with covenants.

Refer to the attached Covenants for further information

15. Pre approval of plans

All plans are required to be approved by the Developer prior to commencement of any building, structure or landscaping. *See the Covenants for details*

16. Landscaping

See the Covenants for details

17. Satellite dishes and aerials etc. and other ancillary buildings

See the Covenants for details

18. Fencing

See the Covenants for details

19. Curfew time limits of builders working on-site

As the building of all homes at the Estate may take a number of years to complete, and some dwellings may have already been occupied, a Builders Curfew restricts the time when builders are able to be constructing on-site. This curfew is to protect existing residents and neighbours from noise nuisance.

No construction by any builder or any subcontractor may take place within the Estate on a Sunday, Public Holiday or between the times of 7.30pm and 7.30am. This Curfew does not apply to interior decorators that may be working indoors and not making a noise nuisance.

20. Remedial Clause

The Developer reserves the right:

- To request immediate correction of any or all of the above items by written notice
- To instruct other parties to correct any infringements at the expense of the approved building company should they not have been corrected within 20 working days from the given notice
- To claim recovery of all costs (including the cost of collection) associated with correction of any infringements to the above items from the bond and the balance (if any) from the building companies.

Amendments

The Developer reserves the right to amend, alter or add to this document as the project proceeds.

The Developer:

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