

Deed of Covenant for

The Sanctuary Residents' Association

(THE SANCTUARY RESIDENTS ASSOCIATION INCORPORATED ASSOCIATION Reg: 2164759)

_____ (the *Purchaser*)

The Sanctuary Residents Association Incorporated (the *Association*)

Signed copies of this document should either be scanned and sent to thesanctuarymangwhai@gmail.com or posted to The Sanctuary Residents Association INC, PO Box 401192, Mangawhai Heads 0541

DATE: _____

BETWEEN

_____ (the *transferor*)

and

_____ (the *Purchaser*)

and

The Sanctuary Residents' Association Incorporated (the Association)

BACKGROUND

A The Transferor and the Purchaser have entered into an agreement to sell/purchase the property specified below, within the Sanctuary Estate at Cove Road, Mangawhai.

Certificate of title _____ North Auckland Registry (*the Property*).

Lot number _____ The Sanctuary Estate Identifier (*the Association*).

B The encumbrance registered against the title to the Property in favour of the Association provides that each owner covenants to become and remain a member and perform the obligations of a member as set out in the constitution of the Association.

Encumbrance: 8581297.3 and 8581297.4 (North Auckland Registry)

C A member shall be deemed to have resigned from the Association once that member is no longer the registered owner of the property within the Sanctuary Estate, provided that such resignation will not relieve that person of any obligation or liability arising before that person ceased to be a member.

BY THIS DEED the parties agree as follows:

- 1 The Purchaser hereby agrees to be a member of the Association and acknowledges and confirms the provisions of the Constitution and Section 3: 3.1 a) and b) of the Covenants and agrees to be bound by and comply with the same. Without limitation, the Purchaser must upon selling the Property require the subsequent purchaser, as a precondition of sale, to enter into a similar deed of covenant with the Association as set out herein.
- 2 Capitalised terms not defined herein shall have the same meaning ascribed to them in the Registered Association Rules. In accordance with the Incorporated Societies Act 1908.
- 3 This Deed has been executed for the benefit of the Society and may be enforced by the Society pursuant to the Contracts and Commercial Law Act 2017.

DATE OF SETTLEMENT: _____

DEED OF COVENANT FOR THE SANCTUARY RESIDENTS' ASSOCIATION

EXECUTED AS A DEED

Signed by the Purchaser(s):

Full Name: _____

Signature: _____

Full Name: _____

Signature: _____

IN THE PRESENCE OF:

Witness Full Name: _____

Signature _____

Occupation: _____

Address: _____

CONTACT DETAILS FOR NEW PURCHASER

Address: _____

Phone: _____

Email: _____

PURCHASERS SOLICITOR DETAILS

Name: _____

Address: _____