

Body Corporate By Laws

NOISE:

1. The occupier of a lot must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property.
A proprietor, his tenants, servants or agents shall not make or permit any objectionable noises in the building or premises, nor interfere in any way with other residents or those having business with them and all musical instruments, radios, stereograms, television sets and the like shall be controlled so that the sound arising there from shall be reasonable and not cause annoyance to the other occupants of the building.

GUESTS leaving after 11.00pm shall be requested by their hosts to leave quietly. Quietness also shall be observed when occupants return to the building late at night or early morning hours.

SCATEBOARDING/BALL GAMES: Playing of ball games OR skateboarding in the courtyard or in the grounds of the property or driveways are not permitted as they are a disturbance to occupiers and damage can occur.

VEHICLES:

2. (1.) The occupier of a lot must not, without the body corporate's written approval.
 - a) Park a vehicle, or allow a vehicle to stand, on common property; or
 - b) Permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property.
 - c) No vehicles are to be parked protruding from garages and any vehicles that do not fit entirely into the space to allow the garage door to be closed are to be parked outside on the street, and not the footpath.

The visitor parking spaces are for CASUAL PARKING ONLY. Cars must not be parked on the common property when people are away from the units for any length of time.

2. (4) **OIL POLLUTION** - Oil pollution by proprietors and their invites is the responsibility of the owner of the vehicle and any stains caused in this way shall be removed immediately by the offending person at their own expense.

OBSTRUCTION

3. The occupier of a lot must not obstruct the lawful use of the common property by someone else.

CARS must NOT be parked in front of garages belonging to other units and NOT in the centre of the driveway, even for a short time.

DAMAGE TO LAWNS etc.

4. (1) The occupier of a lot must not, without the Body Corporate's written approval.
 - a) Damage a lawn, garden, tree, shrub, plant or flower on the common property; or
 - b) Use a part of the common property as a garden.

DAMAGE TO THE COMMON PROPERTY

4. (1) An occupier of a lot must not, without the Body Corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.

BEHAVIOUR OF INVITEES

- b) An occupier of a lot must take reasonable steps to ensure that the occupier's invitees do not behave in a way likely to interfere with the peaceful enjoyment of another lot or the common property.

LEAVING OF RUBBISH ETC ON COMMON PROPERTY

- b) The occupier of a lot must not leave rubbish or other materials on the common property in a way or place likely to interfere with the enjoyment of the common property by someone else.
- c) **Balconies and Walkways:** No items/BBQ's are allowed on balconies with the exception of outdoor furniture and plants. Under no circumstances are items allowed on the walkways.
- b) **MAIL**
Please put junk mail in the garbage bins or take it upstairs. Do not leave it around the mailboxes to create a mess. The Body Corporate tries to keep the grounds as tidy as possible and would appreciate your Co-operation whenever possible.

APPEARANCE OF LOT

- 8. (1) The occupier of a lot must not, without the Body Corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from amenity of the lot and its surrounds.
- 8. (2) The occupier of a lot must not without the Body Corporate's written approval
 - b) hang washing, bedding, or another cloth article at the windows or in the balconies if the articles visible from another lot or the common property, or from outside the scheme land;
Clothes Hoists are provided at the rear of the units. **NO mops, buckets, brooms or other articles are to be left in view on the balconies or walkways.**
 - b) Display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the common property, or from outside the scheme land.
- 8. (3) This section does not apply to a lot created under a standard format plan of subdivision.

STORAGE OF FLAMMABLE MATERIALS

- 9. (1) The occupier of a lot must not, without the Body Corporate's written approval, store a flammable substance on the common property.
- 9. (2) The occupier of a lot must not, without the Body Corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.
- 9. (3) However, this section does not apply to the storage of fuel in-
 - b) the fuel tank of a vehicle, boat, or internal combustion engine, or
 - c) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.

GARAGES OR STORE ROOMS

Not to be used for habitable purposes or workshops and must be kept locked at all times.

GARBAGE DISPOSAL

10. (1) The occupier of a lot must-
- (a) comply with all local government local laws about disposal of garbage; and
 - (b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots. **Garbage Bin** lids are to be kept closed at all times.
 - (c) All rubbish must be placed in garbage bags prior to putting in garbage bin,
Any tenant found disposing of their rubbish incorrectly will be issued with a warning notice. The bins must be placed out on the footpath the night before collection day and removed from the footpath by the evening on collection day and each unit is responsible for ensuring their rubbish is placed in the bin provided.

KEEPING OF ANIMALS

11. (1) The occupier of a lot must not,
- a) bring or keep an animal on the lot or the common property; or
 - b) permit an invitee to bring or keep an animal on the lot or the common property.

THESE BY-LAWS AND HOUSE RULES ARE ISSUED BY AUTHORITY OF

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