

HOUSE RULES

Units Plan 59-82, 68 Ryland Road, Millner.

Introduction: - House Rules are created/updated to ensure the best residential environment for ALL residents, and have legislative power of enforcement, if applicable.

- 1.0 **NOISE:** - Note that due to the design of this building, noise carries easily across to adjoining units. Therefore, noise is to be kept to very low levels. This applies ESPECIALLY to loud, heavy bass, disco type music, which can very stressful, WILL NOT be tolerated, and may be the subject of police action, under the Noise Control Act.
- 2.0 **CAR PARK:** - ONE car parking space (ONLY), is allocated to each unit. The car park is NOT to be used for long term vehicle storage or maintenance. Such vehicles may be removed at the owner's expense.
The car park shall NOT be used for the long-term parking of trailers or boats.
The car park shall NOT be used as a playground, or sports of any kind.
- 3.0 **GARBAGE DISPOSAL:** - The "Wheelie Bins" are to be used for the disposal of kitchen/household waste only. Garbage is to be bagged and sealed before being placed in the general waste bins (red lids).
Recyclables only to be placed in recycle bin (yellow lid), refer to stickers on bins for allowable items.
DO NOT dispose of garden waste, leaves, plants, etc. in the bins.
The collection area shall NOT be used as a dump for white goods, air conditioners, furniture, etc. It is the sole responsibility of the unit owner or tenant, to take such items to an approved disposal area, such as a council garbage dump OR make arrangements for the removal of such rubbish from the premises.
- 4.0 **LAUNDRY WASHING:** - All washed clothing, bed linen etc, is to be contained within the owner/tenant property. The car park retaining wall fence shall NOT be used for this purpose.
- 5.0 **PETS:** - The keeping of pets is subject to the approval of the committee, after application for permission to do so.
Pets must be kept under effective control if off leash and pet droppings are to be picked up and suitably disposed of.
- 6.0 **PEST & WEED CONTROL:** - The use of poison in any form, whether for pest or weed control, is not permitted anywhere on the common ground, due to the hazard it poses to pets and humans.
- 7.0 **COMMON GROUND/GARDEN:** - The trimming/cutting of trees is subject to committee approval and shall not be carried out by any individual until such an approval is granted, unless a dangerous situation requires immediate action.
Any water leaks seen are to be immediately reported to the Manager or Chairperson.
- 8.0 **BUILDING ALTERATIONS:** - No external alterations, additions such as air conditioners or painting is permitted to be carried out, without prior approval by the committee and Body Corporate Manager. This also applies to the mail boxes.

9.0 ROOF RESPONSIBILITY: - The sub division is classified as a Class B development meaning lot owners are responsible for the maintenance of their own roofs however the AGM of 5th March 2018 RESOLVED that the maintenance of the roofs and gutters be treated as Common Property.

ACKNOWLEDGEMENT OF HOUSE RULES

Unit/lot number: _____ Date: _____

Lot owner/agent signature _____