

By-Law Do's and Don'ts

Keeping of Animals

Permitted Animals

An Owner or Occupier may keep without consent of the Owners Corporation:

- a) Fish in an enclosed aquarium;
- b) 1 caged bird
- c) 1 dog (other than an Excluded Dog and a dog exceeding 14kg in weight); or
- d) 1 cat

Consent

An Owner or Occupier must obtain the consent of the Owners Corporation before that Owner or Occupier keeps:

- a) Any other type of animal; or
- b) More than 1 dog (other than an Excluded Dog) or 1 cat at the same time.

Rules

If an Owner or Occupier keeps an animal other than an Excluded Dog, then the Owner or Occupier;

- a) Must ensure that the animal is at all times kept under control and within the confines of that Owner or Occupiers Lot;
- b) Must ensure that, when in or on any other part of the Buildings, the animal is accompanied by the Owner or Occupier;
- c) Must, when on any other part of the Buildings, keep the animal appropriately tethered and under control;
- d) Is liable to the Owners and Occupiers and each other person lawfully on the Parcel for;
 - 1) Any noise which is disturbing to an extent which is unreasonable;
 - 2) For damage to or loss of property or injury to any person caused by animal; and
- e) Is responsible for cleaning up after the animal has used any part of another Lot or any other part of the Parcel (including all animal waste).

This by-law:

- a) Applies to any permitted person; and
- b) Does not permit the keeping of an Excluded Dog; but
- c) Does not prevent the keeping of a dog used as a guide or hearing dog.

Notice

Without affecting the Owners Corporation's rights under the Act, the Owners Corporation may issue a notice cautioning the Owner or Occupier in respect of a breach of any of the provisions of this by-law.

A further breach under this by-law after notice has been served on an Owner or Occupier under bylaw 9.5, will entitle the Owners Corporation to require the immediate removal of the animal from the Building.

Visitor Parking

An Owner or Occupier must not park a vehicle in a Visitor Car Parking Space.

An Owner or Occupier and the Owners Corporation must not:

- a) Park in a Visitors Car Parking Space or permit a Visitor Car Parking Space to be used by any person other than visitors to the Strata Scheme;
- b) Enter into any lease or licence, or permit the entry into any lease or licence, for a Visitor Car Parking Space with any person; and
- c) Impose times parking fees, or permit the imposition of timed parking fees, on the use of a Visitor Car Parking Space.

Visitors to the Strata Scheme must not park in the Visitor Car Parking Space for a continuous period of time exceeding 24 hours.

Parking Generally

- a) If you own a car parking space, you may park a car, trailer, motor cycle, or bicycle in that space;
- b) You cannot carry out any mechanical work in a car parking space;
- c) You cannot store anything in a car parking space unless it is an approved storage box;
- d) You are permitted to erect a standard finish metal storage box within a car parking space that complies with fire and building code requirements;
- e) In that event, you are responsible for the cost of installation and maintenance of the storage box;

Moves

If you wish to move in or out, you must contact the Building Manager, whose consent is required, and sign the form. A move is where you are moving more than five items of household goods, and the latter to include household furniture and appliances exceeding certain dimensions and weight. If in doubt, contact the Building Manager;

- a) The Building Manager has a complete discretion as to the overall management of the move, including paperwork, and you must comply with his requirements;
- b) You are responsible for any damage caused during your move.

External Appearance of the Buildings

You must adhere to the general external appearance and architectural integrity of the buildings, and accordingly;

- a) You must not do anything which is externally visible which is not in keeping with the architectural integrity of the buildings;
- b) Window coverings, which can be viewed externally, must not only be of a certain colour, but also match the architectural integrity and style of the buildings;
- c) You may install screens which face the exterior of the Buildings, providing that they have a powder-coated finish and are in a colour matching the colour of the adjoining window frames. In case of doubt, you may apply to the Owners Corporation for installation approval.
- d) You must not hang washing bedding or other articles on any part of the Building, including from your balcony. The washing, bedding or other articles are not to be visible externally.

Behaviour / Noise and Vibration

The following are the rules of behaviour: You must not:

- a) use language or behave in a manner likely to cause offence or embarrassment to any other resident;
- b) create noise or vibration which might reasonably interfere with another resident's right to peace and quiet;
- c) You must play or rehearse on musical instruments (other than percussion instruments) between 9.00 am and 8.00 pm.
- d) exercises resulting in rapid foot impact on the floor (for example, aerobics or running on the spot) if this causes noise or vibrations;
- e) knock or bang against walls;

Smoking

An owner or Occupier must not smoke in stairwells, lifts, foyers and the car park forming part of the Common Property or such other parts of the Common Property as the Owners Corporation may designate from time to time.