

SCHEDULE C 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 common property.

Vehicles

- Q. (1) The occupier of a lot must not, without body corporate's written approval -
 - (a) park a vehicle, or allow a vehicle to stand, on the common property; or
 - (b) permit an invitee to park a vehicle, or allow a vehicle to stand on the common property.
- (2) An approval under subsection (1) must state the period for which it is given.
- (3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

Obstruction

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

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.
- (2) An approval under subsection (1) must state the period for which it is given.
- (3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

Damage to common property

5. (1) An occupier 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.
- (2) However, an occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the buildings
- (3) The owner of a lot must keep devices installed under subsection (2) in good order and repair.

Behaviour of invitees

6. 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 the common property

7. The occupier of a lot must not leave rubbish or other material on the common property in a way or place likely to interfere with the enjoyment of the common property by someone else.

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 the amenity of the lot and its surrounds.
- (2) The occupier of a lot must not, without the body corporate's written approval -
 - (a) hang washing, bedding, or other cloth article if the article is visible from another lot of the common property, or from outside the scheme land; or
 - (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.
- (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.

- (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.
- (3) However, this section does not apply to the storage of fuel in -
 - (a) the fuel tank of a vehicle, boat, or internal combustion engine; or
 - (b) 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.

Garbage disposal

10. (1) Unless body corporate provides some other way of garbage disposal, the occupier of a lot must keep a receptacle for garbage in a clean and dry condition and adequately covered on the lot or on part of the common property designated by the body corporate for the purpose.
- (2) 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.

Keeping of animals

11. (1) The occupier of a lot must not, without the body corporate's written approval -
 - (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.
- (2) The occupier must obtain the body corporate's written approval before bringing, or permitting an invitee to bring an animal onto the lot or the common property

Management's fees

12. The owner of a lot shall be liable for:
 - (a) All body corporate management expenses associated with the pursuing of any arrears or any levies whatsoever of that particular lot and shall be required to pay such expenses within seven (7) days of receiving invoice for same;
 - (b) Any legal costs and outlays required to be paid by the body corporate to the solicitors for the body corporate for the attempted recovery of outstanding levies in addition to those which may be ordered by the Court to be paid by the owner of that particular lot within fourteen (14) days of the issue of any invoice by the body corporate; and
 - (c) Interest calculated at 1.5% per month on any outstanding moneys or levies from the date any such moneys or levies become due and payable by the owner of that particular lot to the Body Corporate.

Cable television

13. (1) Without delegating from any powers, authorities, duties and functions conferred or imposed on it by or under the Body Corporate Community Management Act 1997 (As Amended) or elsewhere under these By-Laws, the Body Corporate shall be empowered to enter into such arrangements as it considered reasonable and appropriate for the connection and installation upon common property such equipment, cable leads and devices as are reasonable necessary to receive Cable Television Facility.

- (2) Proprietors are entitled to connect to any unit from the facility established for that purpose, on common property. Cable Television. The costs of installation shall be at the proprietors expense. Prior to installation, proprietor's must:-
- (a) Inform the Body Corporate Secretary of that proprietor's desire to install Cable Television;
 - (b) Ensure that no damage is sustained to the common property;
 - (c) Undertake in writing to meet all costs and expenses associated with the installation of Cable Television;
 - (d) Indemnify the Body Corporate for any damage caused by the installation of the Cable Television;
 - (e) As soon as possible advise the Body Corporate Secretary/or nominee/or representative, of when the installation is intended to be carries out to allow the Secretary/nominee/representative to be present for the purpose of provision of any access and approval of any reticulation.
- (3) The Body Corporate shall allow the installation of all cabling, wiring, ducting, conduit, amplifiers, and any other equipment or material reasonably necessary for the installation of the cable Television to any unit.