

SCHEDULE

Title Reference 19202002

Lot 25 in GTP 2649	4	4
Lot 26 in GTP 2649	4	4
Lot 27 in GTP 2649	3	3
Lot 28 in GTP 2649	3	3
Lot 29 in GTP 2649	3	3
Lot 30 in GTP 2649	4	4
Lot 32 in GTP 2837	4	4
Lot 33 in GTP 2837	4	4
Lot 34 in GTP 2837	4	4
Lot 35 in GTP 2837	4	4
Lot 36 in GTP 2837	4	4
Lot 37 in GTP 2837	5	5
Lot 39 in GTP 2885	4	4
Lot 40 in GTP 2885	4	4
Lot 41 in GTP 2885	4	4
Lot 42 in GTP 2885	4	4
Lot 43 in GTP 2885	4	4
Lot 45 in GTP 3038	4	4
Lot 46 in GTP 3038	4	4
Lot 47 in GTP 3038	4	4
Lot 48 in GTP 3038	4	4
Lot 49 in GTP 3038	4	4
Lot 50 in GTP 3038	4	4
Lot 51 in GTP 3038	4	4
Lot 52 in GTP 3038	5	5
Total	194	194

SCHEDULE B	EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND
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Sections 57 (1) (e) & (f) of the BCCM Act 1997 are not applicable

SCHEDULE C	BY-LAWS
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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.

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 the common property; or
 - (b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property.
 An approval under this section must state the period for which it is given. However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

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- (2) An owner or occupier shall not permit any occupation of a caravan on a Lot
- (3) Except where accommodated within a garage or carport, an owner or occupier shall not park or stand or permit the parking or standing of any caravan, trailer, boat or motor vehicle upon his Lot unless for the purpose of immediately loading or unloading the same. This by-law does not however, restrict the owners of Lot 30, 43 & 45 from parking a motor vehicle on the paved area, designed for that purpose.
- (4) The occupier of a lot must not permit the use of skateboards, roller skates, roller blades or bicycles on common property roadways within the complex.
- (5) No vehicle (including caravan, trailer, boat) is to be parked in such a way that it protrudes onto a roadway.

Obstruction

3. An occupier of a lot must not obstruct 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 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 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 any 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 building.
- (3) The owner of a lot must keep a device 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 common property

7. 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.

Appearance / Alterations of lot

8. (1) The occupier of a lot must not, without the body corporate's prior written approval -
 - (a) 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.
 - (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.
 - (c) erect external blinds or awnings
 - (d) alter the external colour scheme of any improvement on the Lot
 - (e) install any air-conditioning unit. Prior to requesting permission, an owner or occupier of a Lot shall choose the location of any air-conditioners with care so that they do not cause discomfort to neighbours. Evaporative air-conditioners shall be low profile, located below the ridge line, be of neutral colour or painted to match the roof and located so as not to be visible from the common property.
 - (f) install any solar water heater.

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 lot or common property unless the substance is used or intended for use for domestic purposes.
- (2) 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.

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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 and comfort of the occupiers of other lots.

Keeping of animals

11. 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.

Speed Limit

12. An owner or occupier of a lot shall not exceed the speed limit of 8kph while driving any motor propelled vehicle on the Common Property and shall use its best endeavours to ensure that its invitees do not exceed the speed limit.

Fences and pergolas

13. An owner or occupier shall not without the consent in writing of the Body Corporate erect any fence or pergola on its lot.

Exclusive Use Allocation

14. (1) The occupier for the time being and from time to time of Lot 26 shall be entitled to the exclusive use and enjoyment of that part of the common property designated "COURTYARD" on the plan sheet marked "A" annexed hereto the number of which corresponds with the number of the lot on the allocation table on the plan marked "26" annexed hereto and the owners of the lot to which this grant attaches shall be responsible for the maintenance and operating costs in respect of their exclusive use areas.
- (2) The occupier for the time being and from time to time of Lot 52 shall be entitled to the exclusive use and enjoyment of that part of the common property designated "COURTYARD" on the plan sheet marked "B" annexed hereto the number of which corresponds with the number of the lot on the allocation table on the plan marked "52" annexed hereto and the owners of the lot to which this grant attaches shall be responsible for the maintenance and operating costs in respect of their exclusive use areas.

Fencing

15. Fencing on the boundary between one lot and another will be maintained equally by the owners of those adjoining lots. All other fencing at the complex will be maintained by the body corporate.

SCHEDULE D	OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED
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Nil

SCHEDULE E	DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY
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Lot on Plan	Exclusive Use Area	Purpose
Lot 26 on BUP 2649	Area "26" on sketch plan "A"	Courtyard
Lot 52 on BUP 2649	Area "52" on sketch plan "B"	Courtyard