

**BY LAWS – “SOLAIRE” 7-11 WHARF STREET
TUNCURRY NSW 2428
STRATA SCHEME NO. 70590**

1. NOISE

You must not make any noise at any time within your lot or on common property that is likely to disturb the peaceful enjoyment of another resident or anyone using common property.

2. VEHICLES

You must not park or stand a vehicle on common property without the written permission of the owner's corporation. That permission does not give you a permanent right over that part of the common property.

3. OBSTRUCTION OF COMMON PROPERTY

You must not stop lawful use of common property by another person.

4. DAMAGE TO LAWNS, ETC ON COMMON PROPERTY

You must not damage any lawn, garden, tree, shrub, plant or flower on the common property. You must not use any part of common property as your own garden.

5. DAMAGE TO COMMON PROPERTY

You must not damage any structure that is part of the common property unless you have the owner's corporation's written permission. Owners are responsible for maintaining anything they have installed. This rule does not stop you from installing a locking or safety device or screens for protection against intruders or to prevent entry of animals or harm children. They must be installed in a professional manner and be in keeping with the appearance of the rest of the building.

6. BEHAVIOUR OF OWNERS AND OCCUPIERS

You must be adequately clothed when on the common property. You must not use language or behave in a way which might offend or embarrass others using common property.

7. CHILDREN PLAYING ON COMMON PROPERTY IN BUILDING

You must make sure any child under your control does not play on common property areas inside the building. Children must be supervised by an adult when on common property laundries, car parking areas or other areas dangerous to children. This does not stop children from playing unsupervised on common property areas outside the building that are not dangerous.

8. BEHAVIOUR OF INVITEES

You must make sure your visitors do not behave in a way which might disturb the peaceful enjoyment of another resident. This applies to behavior in a lot and on common property

9. DEPOSITING RUBBISH, ETC ON COMMON PROPERTY

You must not throw rubbish, dirt, dust or other materials on the common property that may interfere with the peaceful enjoyment of another resident.

10. DRYING OF LAUNDRY ITEMS

Unless you have the written permission of the owners corporation you must not hang washing, toweling, bedding, clothing or other articles on any part of the strata scheme (eg. On the balcony of your lot) so that it may be seen from outside the building. Clothing hung on the common property clothes line must only be there for a reasonable time.

11. CLEANING WINDOWS, ETC

You must clean all glass in windows and doors on the boundaries of your lot, even though they may be on common property.

12. STORAGE OF INFLAMMABLE LIQUIDS

You must get written permission from the owners corporation if you want to store any inflammable materials in your lot or on common property. But you may store these materials without permission if they are to be used for domestic purposes.

13. MOVING FURNITURE, ETC ON OR THROUGH COMMON PROPERTY

You must tell the owners corporation executive committee if you are going to move large objects or furniture through common property areas of the building. This allows an executive committee representative to be present during the move.

14. FLOOR COVERINGS

You must cover the floor of your lot or treat it to stop noise which may disturb another resident. This does not apply to the kitchen, laundry, lavatory or bathroom of a lot.

15. GARBAGE DISPOSAL

- You must keep a clean, dry and adequately covered garbage bin in your lot or on the authorized part of the common property.
- You must make sure your garbage is securely wrapped and all tins and containers are properly drained.

- You must put your garbage out to be collected, in the area chosen by the owners corporation, no earlier than 12 hours before collection
- You must return your garbage bin to the proper place as soon as possible after collection
- You must not put any rubbish in another residents garbage bin, unless you have their permission
- You must make sure that any rubbish split from your garbage bin is removed.

16. KEEPING OF ANIMALS

You must not keep an animal unless you have the written permission of the owners corporation. The owners corporation must not unreasonably refuse permission to keep an animal.

17. APPEARANCE OF LOT

Unless you have the written permission of the owners corporation, you must not keep anything within your lot that is not in keeping with the appearance of the rest of the building.

18. NOTICE BOARD

An owner's corporation must put up a notice board somewhere on the common property

19. NOTICE OF A CHANGE OF LOT USAGE

An occupier must give the owners corporation notice if the use of the lot changes and the insurance premium for the scheme changes e.g. Change to a hazardous activity using chemicals or change from residential use to commercial or industrial use.

SECTIONS 116 AND 117

- You must not interfere with any support or shelter provided by your lot for another lot or the common property.
- You must not interfere with the passage or provision of water, sewerage, drainage, gas or other similar services.
- You must not use or enjoy the common property in a way that may interfere unreasonably with another residents use and enjoyment of common property or the residents lot.
- You must give the owner's corporation at least 14 days written notice before altering the structure of your lot. You must say in the notice what the alterations are going to be. The owner's corporation can stop alterations to a lot if it interferes with the common property or any support to the rest of the building.