

BLUE MOUNTAINS VILLAGES LTD

VILLAGE RULES

1 Definitions

In the following rules:

- (a) **Common Areas** means any part of the Village other than residential premises;
- (b) **We, our** and **us** mean the operator of the Village, and include employees, agents or representatives of the operator; and,
- (c) **You** and **your** apply to any resident of the Village.

2 Administration

The administration of the Village is in the first instance in the hands of the General Manager, who is responsible to the Committee for the smooth operation of the Village.

The General Manager has the responsibility of assisting you to comply with the rules, and to discuss matters of concern you may have in regard to compliance by other residents.

You are invited to approach the General Manager with any matter of concern to you, and if you consider that those matters should be reported to the Committee it is the responsibility of the General Manager to see that this is done.

3 Visitors and Guests

- 1. We encourage residents to keep links with relatives, friends and other people from outside the Village. Visitors or short-stay guests are welcome any time, and there is no need for you to get our consent, however, as a courtesy to other residents and management, it would be appreciated if you could make us aware that you have visitors staying overnight or longer. A visitor or short-stay guest is somebody who visits during the day or stays overnight for up to two (2) weeks.
- 2. You must ask us beforehand and get our consent if you want to have a guest live with you for more than two (2) weeks. A guest is anyone not party to the Residence Contract between the Resident and the Village, who intends to stay for more than two (2) weeks. We will not unreasonably refuse such a request however consent maybe granted subject to conditions and possible new contract arrangements.
- 3. You must take all reasonable steps to see that your visitors and guests (including tradespeople) comply with the Village Rules. Any visitor or guest who seriously or repeatedly breaks the rules may be asked to leave the Village immediately.

4. The Visitors Unit may be booked by residents for their personal visitors for an initial period of up to seven (7) days. Additional days may be allowed at the discretion of Management if the visitors unit is not required by other residents.
5. Residents' visitors may use the Village's recreational facilities providing children are supervised by an adult. The resident will be responsible for any damage caused to equipment, fittings or furnishings.

4 Noise

1. As with any other residential complex, a reasonable level of noise within the village is to be expected. However, you must not make any noise likely to unreasonably interfere with the quiet enjoyment of others within the Village. This rule applies whether you are inside your premises or on common areas.
2. When listening to music or a radio, or playing computer games, or watching television, you should not have the volume turned high enough to be heard from outside your premises. Residents with hearing problems are encouraged to use headphones or other aids.

5 Parking

1. As parking spaces are limited within the Village, you may park a vehicle only in your own garage, driveway, carport or other parking area allocated specifically to you or to all residents. You must not park or stand a vehicle on any other part of the Village.
2. This rule does not prevent you from stopping to allow passengers to get out of or enter your vehicle.
3. However, under no circumstances may a vehicle be parked or driven on grassed areas.
4. In the interests of safety, drivers within the Village must obey speed limits and other traffic signs at all times.
5. "Visitor Parking" spots are available for use only by visitors, tradespeople, visiting doctors, emergency vehicles or other people just visiting the Village. They may be used by residents (who don't have a carport or garage), guests staying overnight or longer, or staff.
6. In this rule, vehicle means a car or other motor vehicle.

6 Pets

You may keep fish or a small caged bird (for example, a budgerigar or canary) in your premises at any time, without the need to let us know or get our consent. No other animals (including cats or dogs) are to be kept by residents at any time. Residents must obtain consent from management before bringing animals onto common areas with the exclusion of guide dogs.

7 Gardening and Landscaping

1. The state of the grounds is important to the overall appearance of the Village for residents and visitors. It is our responsibility to maintain all the lawns and gardens on common areas in a presentable condition.
2. However, if you want to assist, such as by watering or weeding the common area near your premises, you are welcome to do so. You must not prune or remove plants, take cuttings or pick flowers from the common area gardens without our consent.
3. You must not use any part of common areas as your own garden without our consent. If we give consent it is your responsibility to keep the area in a presentable condition, until you tell us you are no longer able or willing to garden.
4. If your premises has its own garden it is your responsibility to keep it in a presentable condition. Care should be taken when buying new plants for your garden. You must not knowingly plant any trees, flowers, shrubs or vines that grow rapidly or commonly cause allergic reactions. Trees, shrubs or vines with the potential to grow in excess of two (2) metres (that is, approximately 6ft 6in) in height must not be planted without our consent.

8 Garbage Disposal

1. For health and safety reasons you must ensure that your garbage is securely wrapped before placing it in a bin.
2. You must not litter or leave rubbish on Village property, other than in the bins provided.
3. Under no circumstances is the burning of garden waste permitted within the Village.

9 Common Area Restrictions

1. The common areas are provided for the use and enjoyment of all residents. Signs posted on common areas, about such matters as hours of use, form part of these rules and must be obeyed.
2. You must not obstruct or permit the obstruction of walkways, entrances, stairways, corridors, fire escapes, lights, windows or other parts of the common areas. (For example, pot plants, hoses, brooms, rakes and other items may present a hazard if left on common areas.)
3. When on common areas you, and your visitors and guests, must be adequately clothed and must not use language or behave in a manner likely to cause offence or embarrassment to another person.
4. Smoking is not permitted in any building (other than your premises) or other enclosed parts of common areas.

5. It is our job to maintain and clean the common areas. However, this does not prevent you from sweeping or vacuuming the pathway or corridor immediately outside your premises.

10 External Appearance of Residential Premises

1. We respect your right to privacy and autonomy over your possessions and domestic affairs.
2. However, you must not hang any washing, towels, bedding, clothing or other article on any balcony or other part of your premises in such a way as to be visible from the outside. Such items may be hung on any lines provided in the common areas but only for a reasonable period.
3. In the interests of safety you must not place any object, such as a pot plant, on any ledge, sill or elevated surface on the exterior of your residential premises in a position from which it may fall.

11 Village Security

1. It is our job to ensure that the Village generally is reasonably secure.
2. In particular, we are required to provide and maintain locks or other security devices to ensure your premises are reasonably secure.
3. Chains and bolts must not be fitted to external doors of your premises because they could prevent emergency help.
4. If you change the locks on doors for any reason you must provide us with a copy of a key as soon as practicable. We will keep the key in a secure place and will only use the key in an emergency.
5. You must not interfere with the self-closing mechanisms of exterior doors that are designed to maintain security.
6. To help prevent theft you must ensure that all windows, doors and other openings to your premises are closed and securely fastened when your premises are not occupied.

12 Absence from Village

To assist with the security of the Village and as a courtesy to other Residents and Management, you should make us aware when you are absent from your unit overnight or for a longer period.

13 Admission of Residents

An applicant must be accepted by the Committee/Board before being admitted to residence.

14 Fire Drills

For their own safety, all residents on Village premises must take part in fire evacuation drills, conducted at regular intervals by village management.

15 Fund Raising

Residents may not conduct any fund-raising activity in the Village without the prior approval of the Committee/Board.

Important notes about these rules:

- (1) Any of these rules may be changed or deleted or a new rule added if at least 75% of voting residents vote in favour of the proposal.
- (2) These rules, as amended, prevail over any inconsistent term of a Village Contract.
- (3) It is our job to enforce the Village Rules fairly and equitably.
- (4) You can apply to the Residential Tribunal to make us enforce the rules or if you think a rule is unjust, unconscionable, harsh or oppressive.
- (5) If you do not comply with these rules we may apply to the Residential Tribunal for an order that you comply or, in serious or persistent cases, an order to terminate your residence contract.