

THE PELICANS SP11550

STRATA RULES

Revised February 2016

These Rules have been developed and implemented over time to ensure the quality of life of all our owners and tenants. They are designed to minimise the negative impact that individual actions may have and provide a simple and concise guide to living and staying within The Pelicans.

Please advise the Manager, a Committee Member or Groundsman if any of these Rules are being regularly or repeatedly ignored.

The Committee (a term used for elected Pelican Council members) welcomes any feedback and suggestions on these Rules and potential changes at any time.

1. Manager and Groundsman

The Committee employs the services of a Strata Manager and Groundsman who act with the authority of the Committee to ensure adherence to the Strata Rules. The Groundsman may park his vehicle in any visitor bay.

2. Numbered Parking Bays

Each unit is provided with a numbered parking bay. Unless with the approval of another owner, no-one is permitted to park in another unit's parking bay.

3. Number of Cars Allowed

Occupiers should have no more than two vehicles parked within the complex at any time. Should an owner/tenant have a boat or additional vehicle, the unit's designated bay is to be used first, then a visitor parking bay (if available) may be used, e.g. a boat/trailer is to be parked in a numbered bay and the car in a visitor's bay. Under no circumstance is a trailer to be parked in any visitor bay.

4. Number of Boats Allowed Per Unit

The number of boats permitted for each unit is one only.

5. Jetty Mooring

The 3 finger jetties are provided for mooring of boats, however this is not for medium or long-term periods. Moorings cannot be booked and on each instance are provided on a first come basis. Due to limited space available, one boat per unit is allowed continuously for up to 2 weeks (maximum) and one trailer is allowed in the boat storage area in Banksia Terrace, in both cases, only if available. Boats should not be left moored on the jetty for more than 2 days if a unit is not in attendance and may be asked to move by the Strata Managers or a Committee Member.

6. Canoes and Their Storage

Canoes/kayaks may be stored on the rack provided. Each canoe/kayak kept in the rack provided should display the owner's unit number on it. The rack is not intended to be a long time storage place for these craft. If the rack is full, canoes/kayaks may to be stored in the occupier's courtyards in a neat and orderly fashion. Riverfront properties should use rear courtyards for such storage if time frames exceed several days.

7. Boatshed

The boatshed is a shared facility and is accessible by the same security key used for the complex gates. It is a **NON-SMOKING** area and principally provided for residents' amenity and not for mooring boats. It may however be used to drop off and pick up passengers where jetties are unavailable or a more stable platform is required.

8. Security Gates

All security gates are to be closed each time an occupier uses them, especially the Automatic gate. Access to the car park is by electronic remote control. These gates are to be kept in the closed position when not in use.

9. Access

Owners, tenants and visitors should not access the complex by climbing over or through fences.

10. Approvals Process

Any changes or additions to common property which includes front and back courtyards and balconies must first be approved by the Strata Committee or by a notice of motion served before an AGM or by a special meeting convened for that purpose. Any changes made by an owner or tenant or mortgagee in possession without first obtaining permission may be required to be restored back to its original condition at the owner's cost.

11. Garden Storage Sheds

Sheds are only permitted in rear courtyards and must be no higher than the courtyard walls and be of similar colour to the courtyard walls.

12. Pergolas and Patios

These structures are permitted in either courtyard and, where roofed in a rain shielding covering, are required to have written Shire of Murray approval following committee approval. The Shire of Murray approval must be filed with the Strata Committee prior to construction. The style and colour of pergolas and patios must match the existing structures in the complex.

13. Blinds and Awnings

Because of the visual impact these have on the overall appearance of the complex, permission for installation must be granted by the Committee with all requests treated on a case by case basis. It is desirable to have colours as close as possible to existing blinds.

14. Fencing

All fencing, where not already installed or if being replaced, must be of the same style and colour as the existing ones. Permission must be sought from the Strata Council/Committee before beginning fencing works.

15. Brick Paving/Courtyard Covering

Replacement of any courtyard paving/covering that may be easily visible to third parties must have prior approval by the Strata Committee as to the style and type.

16. General Alterations and Upkeep

Owners are reminded that no alterations to existing fencing, entry doors, windows or balconies are permitted without approval of the Strata Committee. Approval is unlikely if the application is likely to result in an appearance that is in any way incompatible with other units. Non-attached items such as decorative plaques, pot plants, garden furniture, BBQ's etc. do not need approval, however any items that, due to size or presentation, detract from the overall appearance of the complex may be required to be removed. Owners and tenants are reminded that front and rear courtyards, although exclusive use, still form part of the common property and as such are required under the by-laws to be kept in a clean and tidy condition. Any items outside of the guidelines will not be approved for replacement.

17. Upstairs Balconies Exclusive Use

Each owner is responsible for the upkeep and all required maintenance on their own upstairs balconies, even though it is common property with exclusive use. It is not the strata company's responsibility but that of each individual owner.

18. Rubbish Bins

Numbered rubbish bins are provided for each unit and should be taken out to the verge next to the driveway on Tuesdays and brought back to the unit promptly following collection by the Shire of Murray on Wednesday mornings. If owners or tenants are unable to undergo this process please ask another person to assist by taking your bin out and bringing it back in. Alternatively, if an owner or tenant does not wish to have their bin in their yard it may be kept in the designated bin areas next to the workshop or by the wall between unit 17 and unit 18. If using this method, each owner is responsible for taking their bin out and bringing it back to the area they choose to keep it. It is the responsibility of each owner or tenant to keep their bins clean and fresh smelling at all times. Any food or rubbish that is likely to become offensive such as fish and crab remains or disposable nappies must be wrapped in newspaper or placed in plastic bags and tied closed.

19. Recycling

Please observe the correct recycling procedures and only place paper, cardboard, glass and plastic containers in the recycle bins provided. These bins are NOT for general rubbish or food.

20. Air Conditioning Units

Reverse cycle units require the motor to be only located in the rear courtyards no higher than the level of the courtyard walls. Evaporative units are required to be mounted on the roofs and can only be mounted on the roof plane sloping to the rear of the unit below the level of the ridge and must, together with exposed plumbing, match the roof colour. Plumbing for all units which require pipe work mounted on the external wall are to be located in either corner of the rear of the unit. Evaporative units must be serviced bi-annually by an authorized repairer with evidence to be provided to the Strata Manager upon request. The installation of all new or replacement air-conditioners MUST obtain written approval from the Strata Committee prior to installation. Noise being generated will be taken into consideration and evaporative drains must be to ground and not to gutter.

A licensed contractor must install all units and the lot owner will be responsible for any resultant damage caused by installation as well as any future leaks and repairs.

21. Clothes Lines

As it is difficult to keep some clothes drying out of sight, lines are permitted to be mounted in the rear courtyards and the clothes removed as soon as possible. Washing, bedding, towels, rugs etc. are not permitted to be hung over fences or balconies where they are visible from outside the complex.

22. Other Externally Located Fittings

Other items such as hot water storage systems and gas bottles are only permitted in rear courtyards and placed where they are out of view from outside the complex.

23. Unit Numbers

Unit numbers should only be placed on the rear gates of Units 1 to 17 in the current style. Numbers on the front units should be in the common position near the front door and of a common style.

24. Antennae

Each block of units is served by a common TV antenna. Foxtel type antennae are to be approved before being installed on the rear facing roofline. No antennae of any type are to be attached to any surface without prior Strata Committee approval. The lot owner is responsible for any resultant damage caused to any part of the complex due to the installation.

25. Swimming Pool

The swimming pool is only to be used during opening hours and access is through the gate only. Any cleaning equipment in use in the pool is not to be interfered with in any way or removed. Do not remove the cleaning device while it is in use as this may cause the motor to burn out. Care must be taken when using the sun umbrella and when removing the pool cover. All items must be re-instated after use.

26. Pool Area

No glass or breakable objects are permitted in the pool area.

27. Swimming Pool Age and Conditions

Any children under 10 using the pool must be supervised by an adult and not an older child. The pool is not available for use by friends of owners and tenants unless the owner or tenant is present.

28. Noise

Noise levels should be maintained at a reasonable and acceptable level and not continue beyond 10:30pm.

29. Control Mechanisms

Owners and tenants should not interfere with any control mechanisms such as power boxes, reticulation or security lighting.

30. Courtyard Tidiness

The front courtyards of the river and street side units are to be kept in a tidy state and not used for storage purposes.

31. Electrical

Owners should keep in mind the age and capacity of the electrical wiring servicing the units, which were built as holiday units and not designed to cater for large air conditioning systems and the like. Replacement of 3 phase instantaneous hot water systems should be with single phase storage units located outside the laundry to assist in avoiding the inconvenience of the overload switch turning off in the meter box when too many appliances are running at once.

32. Gardens – Trees

Owners are not permitted to plant trees and shrubs likely to grow above 1 ½ metres in height without Strata Committee approval. Vines, trees and gardens within courtyards must be maintained and pruned on a regular basis either by the owner, by the tenant, by arrangement or via the letting agent for the property.

33. For Sale/Lease Signage

The retaining wall at the junction of Pelican Road and Banksia Terrace is available for "For Sale/Lease" signs to a maximum size of 1800 x 1200mm. If a sign is desired on the unit it must be limited to one inside a front window.

34. Dogs at the Complex

Dogs can be kept off lead while in exclusive use courtyards but must, at all times, be on a lead in all common property areas in the complex. Every dog owner is responsible for picking up all their animal's excrement on the common property areas.

35. Reporting Issues and Engaging Trades People

Owners and tenants should report any issues requiring attention to the Strata Manager, the Groundsman or a Committee Member. Any owner or tenant who engages a tradesperson to undertake a repair or other work regardless of whether it is a Strata issue may be responsible for the costs associated with that work.

36. Exclusive Use Area Repairs

As per motion passed at the March 15, 2015 AGM, the first \$1000 of ANY repairs to exclusive use area is the responsibility of the unit owner and not the body corporate.

37. Smoking Policy

The Pelicans complex is a **NON SMOKING** area within its confines. Occupiers who wish to smoke should only do so inside their apartment, or outside the complex. Smoking in the outside exclusive use area is not permitted.

38. Breach Notices Served

Any administration costs associated with breach notices will be on-charged and paid by the owner of the property.