

PARADISE GROVE BODY CORPORATE BY-LAW GUIDELINES

These guidelines are to help owners, long term renters and holiday renters, to understand the Complex By-laws and live in harmony with other residents. We have 152 units in Paradise Grove of which, some may be holiday units and the remaining units are owner occupied or long term rental units. In such a complex, we require body corporate by-laws to ensure peaceful enjoyment of all residents. **The complex by-laws are to be strictly observed at all times. Any alterations or additions at all to the exterior of a unit or major renovations to the interior of units must be approved by the body corporate committee.**

These guidelines outline the most common breaches. For full by-law details, please refer to by-laws on the complex notice boards.

Smoking is not permitted on any part of the common property.

Licensed Bar and Social Club Facilities. - All residents and guests are welcome. Hours are advertised at the club entrance.

Noise, Nuisance and Behaviour. The occupier or invitees of a lot **must not create noise or nuisance at any time**, likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property. Noise of any description after 10 pm is unacceptable, unless prior written approval by the body corporate. The occupier of a lot must ensure that the behaviour of invitees do not interfere with the enjoyment of another person on other lots and the owner of a lot must ensure that occupiers and invitees comply with the by-laws. The owner of a lot will be liable for any breach of the by-laws by an occupier or invitees.

Vehicle Parking. Regulated parking bays are provided for visitors only and are not for the use of residents. The occupier of a lot must not allow a visitor's vehicle to stand on the common property other than in a regulated parking bay. Vehicles must not be parked in another unit's allocated parking bay without the permission of that resident. Driveways are not to be obstructed by any motor vehicles. Residents should ensure they have a understanding of the parking by-laws and should discuss the parking rules with the Complex Manager, as unauthorised vehicles will be removed. **All garages are smoke free zones.**

Lawns and Gardens. Do not damage or litter the lawns and gardens. Children must be supervised at all times and to avoid sprinkler damage, gardens must not be entered except by body corporate approved personnel. Refer by-law 6 and by-law 16.

Swimming Pools. Hours 7.00 am to 9.00 pm. Please observe displayed pool rules. No alcohol, food or glass in pool areas. Pool gates must be closed after entry or exit. **Pools are smoke free zones.**

B.B.Q. Areas. BBQ areas are available for use at no cost between 7.00 am and 9.00 pm. **Users of BBQ's must ensure the plate is completely cleaned after use** and rubbish disposed of in industrial bins provided at driveway entrances. Rubbish is not to be left at the BBQ areas. **The BBQ Areas are smoke free zones.**

Tennis Court. Available for use from 7am to 7pm. Court must be booked at Reception. Don't climb on or over court fence. Don't lean or jump over court net. No food or drink on the court. No chairs on the court surface. Refrain from bad language or excessive noise around court. Children must be accompanied by an adult. Do not use tennis court for other ball games or sports. **The tennis court is a smoke free zone.**

Wheels. No bicycles, roller skates, scooters, skate boards or similar to be ridden on paths, lawns or driveways. No bicycles allowed to be left unattended on common areas. Refer by-law 23.

Stairwells. Strictly no litter or storage of any items including wheeled toys and bicycles in stairwells. Dry off and remove sand before entering stairwells from beach or pools. Children must be supervised in stairwells. **The stairwells are smoke free zones.**

Damage to Common Property. An Owner or Occupier shall not mark, paint drive nails or screws or the like into any structure that forms part of the Common Property without prior written approval of the Body Corporate Committee. Refer By-law 7.

Balconies. No towels, washing, bedding or other cloth or mat articles to be hung over balcony rails. No storage of surf boards or bicycles on balconies. No rubbish, food, water or cigarette butts to be thrown from balconies or discarded on common property. Refer By-law 8.

Appearance of the Lot. The Owner or Occupier of a Lot must not - erect a clothesline on the exterior of a lot or balcony unless the clothesline is collapsible, no higher than the handrail of the balcony and not directly visible from the common property. - Screen a balcony railing with any type of material. - Hang washing, bedding or other cloth articles over balcony handrails or fixtures higher than balcony handrail height. Refer By-law 8.

Keeping Animals. This complex does not allow animals in units or on any common property, without the body corporate committee's prior written approval. Refer by-law 11.

Security and Fire. In the interest of everyone's safety, maximum security must be observed at all times. No doors are to be propped open. External garage doors and garage cage doors must be closed and locked at all times and individual garage lights must be turned off when not in use. Unit entry doors are fire doors and under the Qld. Fire Regulations must be closed after entry or exit. Closers must not be removed. Refer By-law 17 and By-law 26. These fire doors are to be inspected yearly by fire inspector.

Rubbish. There are large industrial bins located at the driveways adjacent to the vehicle entrances. These bins are for bagged kitchen rubbish and small items. Residents must not dispose of large items in these bins and any boxes **must be collapsed** prior to disposal. Ensure bin lids are closed to deter rodents. Under no circumstance can renovation material (i.e. carpet, construction timber, white goods or any other large items) be disposed of in these complex industrial bins.

Signage. The Owner or Occupier of a Lot must not, without the Body Corporate Committee's prior written approval, erect any form of sign, placard, banner or like matter on their Lot, or the common property. Refer By-law 8.

Private Barbecues are not permitted on the balcony or patio of a Lot unless they conform to By-law 13.

Obligations of Owners and Tenants. An Owner must provide a copy of the by-laws to any tenant of the Lot once the lease is signed. An Occupier who is not an owner is taken to be aware of the by-laws, whether or not they were provided a copy of the by-laws upon commencement of their lease. The owner of a lot will be liable for any breach of the by-laws by an occupier or invitees.

Disturbances. For noise disturbances please contact the Complex Manager. In cases when **police** need to be called to disturbances or break-ins etc., please call the **police** in the first instance on **07 5586 0444** and then call the Complex Manager on emergency number (below) to advise that police have been called. A first hand description of the event is required by **police**,

Thank you for your assistance in helping us all enjoy the wonderful facilities and atmosphere here at Paradise Grove.

Complex Caretaker / Manager : Contact Nos are (office hours) 07 5576 3833, (Emergency only after hours) 0451 382 031.