

Community Rules

Residential (Land Lease) Communities Act 2013 Part 8

1. Age Restriction for Occupancy of a Site in the Community

The age restriction for the community is that persons must be at least 55 years of age to occupy a residential site. A homeowner must not allow a person to occupy a residential site unless that person meets that age restriction.

2. Motor Vehicle Speed Limit

The maximum speed limit for all vehicles within the community is 10 kilometres per hour

3. Parking

All sites have a designated vehicle parking area. No vehicles are to be parked in other areas of the community without written consent from community management. No resident or visitor vehicles are to be parked on roadways or communal areas of the community. The only exception to these rules is for the vehicles of resident's personal carers with prior arrangement from management.

4. Home & Site Maintenance

All homes need to be maintained in a reasonable state of cleanliness and repair. The site is to be tidy and free of rubbish.

5. Building or Site Alterations

All alterations to your site and external alterations to your home require written consent from community management prior to works commencing.

6. Trees and Gardens

All resident gardens and lawns need to be maintained in good condition and order. All planting of trees which will grow to a height of 1 metre or higher requires the written consent of community management prior to planting. All trees located throughout the community are the property of the community and must not be damaged, poisoned or removed by a resident without prior written consent from community management. Watering of gardens is permitted between the hours of 7:30am – 9:30am or 5:30pm – 7:30pm

7. Pools, Parks & Amenities

These facilities are for the enjoyment of all residents. All resident guests using community amenities need to be accompanied by a resident for the duration of their use of the amenity. The following rules apply to the use of community pools.

- Hours of operation are 7am-9pm
- All visitors (including children) must be accompanied by a resident
- No pets inside the pool enclosure
- No diving, jumping or running
- No smoking, drinking or eating

8. Pets

All pets are to be approved by community management. A maximum of one pet not taller than 30cm to the shoulder when fully grown is permitted. All pets must be kept inside your site boundary and not allowed to roam the community unattended. When walking your pet, they must be leashed, and the leash held by the resident at all times. Pet droppings are to be collected and disposed of immediately. Please ensure your pet does not become noisy or a nuisance to other residents.

9. Visitors and Guests

To assist with the security of the community, if you have guests staying for a short term you agree to advise management of their names and their intended length of stay. A guest or visitor may not stay on the site for longer than 7 days consecutively or for more than 28 days per calendar year without prior written consent of community management.

10. Risk Warning

Within the meaning of the Civil Liability Act 2002 you are warned that you and any other person who engage in any recreational activity in the community, that the pursuit of such activities may result in harm or personal injury. All persons who engage in a recreational activity do so at their own risk.

11. Village staff

Please ensure you respect all community staff and their right to work in an environment free of harassment or intimidation and not act in a manner that adversely affects the health and safety of persons working in the community.

12. General Waste Garbage

All waste is to be contained and sealed inside a bag(s) and placed in the black garbage bin provided. The provided garbage bins are to be washed and kept in a clean condition.