

AD976701A

03/11/2005 \$46.20 SA-R



SPECIAL RULES FOR BODY CORPORATE

1 NEGATIVE COVENANTS APPLICABLE TO ALL LOTS

A member (being the proprietor of any of the lots) must not and must ensure that the occupier of that member's lot does not:

- (a) use the common property or permit the common property to be used in such a manner as to unreasonably interfere with or prevent its use by other members or occupants of lots or their families or visitors; or
- (b) park or leave a vehicle in the common property so as to obstruct a driveway or entrance to a lot or in any place other than in a parking area being part of a member's lot; or
- (c) use or permit any lot or the common property to be used for any purpose which may be illegal or injurious to the reputation of the development or which may cause a nuisance or hazard to any other member or occupier of any lot or their families or visitors; or
- (d) make or permit to be made any undue noise in or about the common property or any lot; or
- (e) make or permit to be made noise from music or machinery which may be heard outside a member's lot between the following hours:

Monday 10.00 pm to Tuesday 7.00 am

Tuesday 10.00 pm to Wednesday 7.00 am

Wednesday 10.00 pm to Thursday 7.00 am

Thursday 10.00 pm to Friday 7.00 am

Friday 11.00 pm to Saturday 9.00 am

Saturday 11.00 pm to Sunday 9.00 am

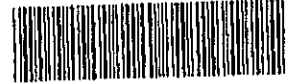
Sunday 10.00 pm to Monday 7.00 am

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- (f) store or keep waste or garbage other than in proper receptacles in an area specified for such purpose by the Body Corporate; or
- (g) store or place any chemicals or any explosive or any corrosive fluids or inflammable materials in the basement lockers (if any); or
- (h) hang or permit to be hung any clothes or other articles on any part of the common property (except in places expressly provided for the purpose) or on or from any part of the exterior of the lot or so as to be visible from outside the lot; or
- (i) do or permit to be done on the Lot any act or thing by reason of or in consequence of which any increased or extra premium may become payable for the insurance of the building or any part or parts thereof or any policy for such insurance may become void or voidable; or
- (j) keep any animal on a lot after being given notice by the Body Corporate to remove such animal after the Body Corporate has resolved that the animal is causing a nuisance; or
- (k) keep any animal on the common property; or
- (l) use the lot or any part thereof for the purpose of any public announcement or for the display of any placard, advertisement or sign in or upon their lot (unless the placard, advertisement or sign is not visible outside their lot) or in or upon the common property without the written consent of the Body Corporate; or
- (m) without the prior consent in writing of the Body Corporate and then only on the terms and subject to the conditions specified in that consent make or permit to be made any alterations or additions whether structural or otherwise to or paint or decorate the exterior of the lot or any part thereof; or



- (n) carry out or permit to be carried out in the lot any works permitted under Regulation 501 of the Subdivision (Body Corporate) Regulations 1989 other than between the hours of 8.00a.m. to 5.00p.m. Monday to Saturday; or
- (o) use washing machines and tumble driers between 10.00p.m. and 5.00a.m.; or
- (p) use the garbage chute (if any) between the hours of 9.00p.m. and 8.00a.m.; or
- (q) interfere with or inhibit from operating any channel, ventilation vent, duct or closure within a lot; or
- (r) smoke or permit any person to smoke in any lift; or
- (s) move goods into or out of any building in the course of removal or otherwise:
 - (i) using any of the lifts unless the protective covers have been installed by the Body Corporate Manager (being the Managing Agent appointed under Regulation 616 or delegated by the Body Corporate to any secretary appointed under Regulations 615 of the Subdivision (Body Corporate) Regulations 1989) in the lift; and
 - (ii) without making an appointment with the Body Corporate Manager; or
- (t) enter into or permit any person to enter into any plant room, machine housing, water disposal room, electricity switch room, machinery room or adjust or cause adjustment to the thermostat, water control, electricity, gas or heating and/or cooling controls in or on the common property without the consent of the Body Corporate; or



- (u) use or allow the laneways/path leading to the car park to be used for any purpose other than for which they are designed; or
- (v) hold private parties on the common property unless the Body Corporate consents thereto in writing and then only on the terms and subject to the conditions as specified in that consent; or
- (w) affix or install or permit to affix or install any blinds, awnings screens or other external attachments to the exterior of their lot without the written consent of the Body Corporate.
- (x) affix or install or permit to affix or install any blinds, awnings, screens or other attachments to the interior window of a lot unless that blind, awning, screen or other attachment is of an off white colour facing outwards.

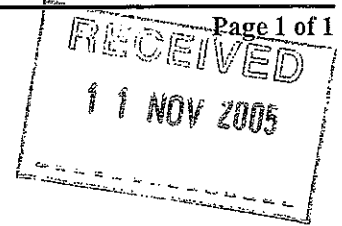
2 POSITIVE COVENANTS APPLICABLE TO ALL LOTS

A member (being the proprietor of any of the Lots) must or must ensure that the occupiers of that member's lot will:

- (a) place its garbage or refuse receptacle in the central waste bin which will be provided by the Body Corporate from time to time;
- (b) at the member's cost replace any security key which is issued to the member by the Body Corporate;
- (c) be responsible for closing any gates or doors when entering and leaving the common property; and
- (d) keep their Lot in good repair and properly maintained.



Department of Sustainability and Environment



Bill Toscano
Title Registration Services
Application & Survey Branch
Phone: 8636 2160
Fax: 8636 2298

09/11/2005

THE KNIGHT BODY CORPORATE PROFESSIONALS
GPO BOX 44
GLENHUNTLY
3163

Re: Plan of Subdivision No. 417405Y

Rules lodged in AD976701A were recorded on
09/11/2005

'charge penalty interest on overdue levies according to Regulation 205 of the Subdivision (Body Corporate) Regulations 2001. The rate of interest will be 2% per annum less than the rate for the time being fixed under section 2 of the Penalty Interest Rates Act 1983. Interest will be charged from the due date of the invoice if not paid within 30 days of the due date.'

Regulation 205 reads:

'Charging of interest'

- (1) The body corporate may, by special resolution, determine a rate of interest to be charged on money owed by a member to the body corporate after the due date for fees and charges set under regulation 202(1)(a) or (b).
- (2) The rate of interest determined must not exceed a rate this is 2% per annum less than the rate for the time being fixed under section 2 of the Penalty Interest Rate Act 1983.

NB: penalty interest rate currently fixed under section 2 (effective 1st July 2005) is 12%

Signed:

Signed:

Dated:

Please send completed form to:
Kay & Burton Body Corporate Services,
P.O. Box 44
Glenhuntly Vic 3163
OR Fax to 9509 3188