



BODY CORPORATE BY-LAWS

Rent Arrears Procedures

RTA – 8 days overdue – Notice to Remedy issued

RSA – 3 days overdue – Notice to Remedy issued

If rent has not been paid to date by the expiry of the Notice to Remedy, a Notice to Leave will be issued and this will result in the tenant being lodged with TICA. (Default Tenancy Control) Internet Database Australia NZ. This lodgment will make it almost impossible to lease a property anywhere in Australia & New Zealand. It is lodged against your Passport Number, and once lodged it cannot be removed for 5 years. This Database is expanding throughout the world

By-Laws All residents of Varsity Shores are issued with a copy of the By-Laws. These By-Laws are for everyone's benefit. Please read the By-Laws and comply with them. We encourage you to inform Management of resident's that are not abiding by them so we can take the necessary steps to avoid conflict and aggravation.

Vehicles There are speed limit signs displayed in the complex, the speed limit is **10km** per hour. Vehicles entering Varsity Shores must be registered. Vehicles are only to be parked in designated car parks. Do not park on any grass areas or on the roadway. The maximum time a vehicle can stay in a Visitors car park is 8 hours. Varsity Shores Body Corporate & Management reserve the right to **Tow-Away** vehicles at the owner's expense. If your vehicle or one of your guest's vehicles is towed please call the telephone number on the front entrance sign to arrange for an appropriate collection time. Please remember that resident's vehicles are not permitted in visitors car park.

Security /Camera Surveillance Varsity Shores has surveillance cameras installed for the Safety & Security of all residents. **Please ensure to drive in & out of entrance & exit gates correctly.** Please be aware that all camera points are digitally recorded and monitored for cross referencing, and will be made available to the POLICE if required. Although Varsity Shores is a Security Estate, please take all reasonable precautions to ensure that your Villa is locked. All Tenants are advised that you should take out a "personal" Home & Contents Policy.

Visitors Please remember you are responsible for your guests. Only the persons named on the Lease are permitted to reside in the Villa. Any tenant found to be sharing their Villa with a non lease holder will be issued with a Breach and a TICA lodgment. This issue is treated very seriously. Should you wish to have another person move into your Villa please go through the correct channels and apply through Management. All applications are welcome.

NO Parties / Loud Music Parties are not permitted. As past experience has shown parties result in complaints from other residents & often end up with the POLICE being called. Parties will result in your Lease being terminated due to a Body Corporate by-law breach. A TICA breach will also be lodged.

Noise Noise is to be kept to a minimum at all times. Please ensure that arrivals and departures to and from Varsity Shores after 11.00pm and before 7.00am are kept as quiet as possible. Any Noise complaints will be taken seriously and Breach's will be issued to reflect complaints. Residents are reminded that they are also responsible for their guests actions & behaviour.

Television Lounge The television lounge is provided for peaceful enjoyment of all residents. No booking or reservation system applies. No Food, Drink, Alcohol or Smoking is permitted inside the Lounge. No parties or functions. The room must be kept clean and tidy at ALL times.

BBQ / Cooking Facilities If the facilities are already in use, the residents using them will make all reasonable efforts to accommodate (particularly the BBQ) those who arrive later. Children under the age of 16 are not permitted to use the cooking facilities. The facilities must be left clean & tidy. Please ensure that you have the appropriate cleaning materials. **This is a non-smoking area.**

Swimming Pools Tenants must accompany their guests at all times. Varsity Shores is Private Property and anyone found on site without permission will be issued with a Trespass Notice. The Police will also be issued with a copy of the Notice. Children under the age of 12 years are not permitted in or around the swimming pools unless accompanied by an adult resident, exercising effective control over them. Noise is to be kept to a minimum. No screaming, running, splashing or bombing. Please exercise caution at all times. No boogie boards, life rafts or surf boards are permitted in or around the pool areas. **This is a non-smoking area.**

Garage Doors Garage doors must be kept closed at all times unless in use.

Rubbish Bins Rubbish collection day is Tuesday. Please abide by the By Laws and place your bins back in the designated areas (either in Bin Bay or Garage) within 24 hours of collection. Breach notices will be issued for failure to put bins away. Please ensure that your bins are kept in a hygienic state and that all of the rubbish stays in the bin with the lid closed.

Oil on Driveways The owners of vehicles found to be leaking oil on driveways or visitor car parks will be charged for the clean up.

Washing / Linen / Towels are not to be hung over chairs or airers / balconies. Please ensure that all washing be hung on your clothesline or put in your dryer.

Children / Safety The safety and well being of children are of utmost importance to us. Please be advised that children are not permitted to play any type of games on the roadway. The roadway has a very high traffic flow and is considered a public road. Please exercise effective control of your children at all times including in and around the swimming pools.

Ball Games Ball games of any kind and skateboards are not permitted anywhere at Varsity Shores including the Swimming Pools.

Damages Any damage caused to common area property at Varsity Shores will be charged accordingly to the person responsible.