



### ***What are House Rules?***

House rules are rules about the use and enjoyment of residing within your Villa at Varsity Shores. A breach of a house rule is considered a breach of a term of your residential tenancy agreement.

### ***Residents' and your guests' behaviour***

- 1 Residents must not interfere with the reasonable peace, comfort or privacy of other residents.
- 2 Residents must ensure their guests do not interfere with the reasonable peace, comfort or privacy of other residents.
- 3 **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 & House Rule breach.

### ***Maintenance of your Villa***

- 1 Residents must maintain the Villa and their room
  - in a way that does not interfere with the reasonable comfort of other residents
  - in a condition that does not give rise to a fire or health hazard
- 2 Residents must not intentionally or recklessly damage or destroy any part of their rooms or a facility in the Villa.
- 3 There is only one person permitted in each room.
- 4 Smoking is not permitted inside the Villa or on balconies.
- 5 Any Illegal activities will not be tolerated and will result in your Lease being terminated.

### ***Common areas***

- 1 Residents must leave common areas neat, clean and tidy after using them.
- 2 Residents must ensure their guests leave common areas neat, clean and tidy after using them.
- 3 Common areas in these premises include kitchen, lounge/dining area, hallways, stairs, front entrance, laundry, garage / driveway, outdoor patio / courtyard area and yard.

### ***Your guests***

Residents must ensure their guests are aware of the house rules for these premises.

### ***Door locks and keys***

- 1 Residents must not tamper with, or change, a door lock in the Villa.
- 2 Residents must not make copies of keys without Management's permission.
- 3 There will be a \$65.00 lock out fee incurred in the case of residents being locked out of their Villa outside office hours.

### ***Animals***

Residents are not permitted to keep animals on the premises.

### ***Security***

Any disturbances by residents or their guests that are addressed by Security will incur a fee of \$100.00 per event / disturbance.

### ***Vehicles***

All vehicles on the premises must be registered with the management office. No mechanical work may be carried out. Vehicles are to be parked in allocated spaces only or they will be towed away at owners expense. Under no circumstances are residents to park in Visitor's car parks.

### ***Laundry***

Washing / Linen / Towels are not to be hung over chairs or airers on balconies and must not be visible within Varsity Shores.

### ***Rubbish Bins***

Your rubbish bins must be cleaned and placed back in your garage or up the side of your Villa behind the side gate. Please note if bins are not put away by Wednesday 12.00noon, this will incur a fee of \$33.00. The green lid bin is collected every Tuesday morning, the yellow lid bin is collected every second Tuesday and is for recyclables only. Please refer to information on lid of bin. If bins are over-filled or rubbish is beside the bins on the ground, they will not be collected.