

## The Cove Apartments

### Strata By-Laws SP103122

#### Quick Alphabetical Reference Guide

Please refer to the complete document for further details. The by-laws regulate the day to day management and operation of the Building. All Owners and Occupiers must comply with the By-Laws.

**Animals** – Subject to section 139(5) of the Act, an Owner or Occupier may keep up to two small animals in its Lot. The Owner or Occupier must give the Strata Committee written notice no later than 14 days after the animal commences being kept on the Lot.

The written notice must include details of the type and size, including weight of animal and a photograph. The Owner or Occupier must ensure that the animal is vaccinated and micro chipped, registered with the Council and its registration number is given to the Strata Committee before and while it is kept on the Lot.

Owner or Occupier must keep the animal within the Lot and supervise the animal when it is on Common property and take any action necessary to clean all areas of the Lot or Common Property that are soiled by the animal.

The Owner or Occupier must ensure that the animal is carried or leashed when on Common Property and is prevented from fouling on Common Property and any such fouling is immediately removed. **Animals are not permitted in the Gymnasium or Swimming Pool areas.**

The Owner or Occupier must ensure that animal does not interfere with the peaceful enjoyment of another Owner or Occupier of a Lot or damage Common Property.

**Notifications of pets being kept together with papers and photo should be forwarded to the strata managing agent – [Christine.clair@bcsm.com.au](mailto:Christine.clair@bcsm.com.au)**

**Appearance Of The Lot** – Owners or Occupiers of a Lot must not maintain within the Lot anything visible from outside the Lot that, viewed from outside the Lot (including items on the balcony), that is not in keeping with appearance of the rest of the Building. This prohibition includes (without limitation) display of ‘for sale’ etc.

If the Lot contains a private courtyard, the Owner or Occupier of that Lot must maintain the landscaping and the general appearance of the courtyard in accordance with the landscaping standards and general standard of the Building.

**Balconies** – An Owner or Occupier must not use Balconies, or permit Balconies to be used to store furniture, goods or any other items that may cause damage or be dangerous or have potential to cause damage or injury. Outdoor furniture kept on Balconies must be in keeping with appearance of the rest of the Building.

The Owner or Occupier must at all times ensure that Balcony drainage is not blocked.

**Behaviour of Invitees** – Owner or Occupier of a Lot must take all reasonable steps to ensure that invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the Owner or Occupier of another Lot. Must be adequately clothed and must not use language or behave in a manner likely to cause offence.

**Common Areas** – includes but not limited to: Gymnasium, Swimming Pool, Gardens, Balconies, Elevator, Parking Areas and Foyers.

An owner or Occupier must not mark, paint, drive nails or screws or the like into, or otherwise damage or deface any structure that forms part of Common Property, except with written approval of the Owners Corporation

An Owner or Occupier must not, except with written approval of the Owners Corporation, use for his or her own purposes as a garden, any portion of Common Property.

An Owner or Occupier must not deposit or throw on Common Property any rubbish, dirt, dust or other material or discard items other than in receptacles placed in Common Property for this purpose.

An Owner or Occupier when on Common Property, must be adequately clothed and not use language or behave in a manner likely to cause embarrassment or offence to any person lawfully using Common Property.

Children must be supervised at all times when on Common Property by an adult exercising effective control.

**Elevator** – the Owner or Occupier of a Lot should not allow the conveyance in the Elevator of any bulky object likely to damage or dirty the elevator.

When using the elevator to transport furniture or bulky items the Owner or Occupier of a Lot must utilise the elevator protection covers. Refer “Moving Furniture” for details.

**Fire Safety** – the Owner or Occupier of a Lot must not do anything or permit any invitees of Owner or Occupier to do anything on the Lot that is likely to affect the operation of fire safety devices on the Site or to reduce the level of fire safety in the Lots or Common Property.

Fire Doors, Fire Stairs must not be obstructed at any time.

All must comply with the Fire Safety Management Plan.

**False Fire Alarm** – an Owner or Occupier and invitees must not by wilful or negligent act or omission, do or permit anything to be done to cause any Fire Alarm to be activated where such activation of the Fire Alarm could have been prevented by such Owner or Occupier.

The Strata Committee is entitled to recover from an Owner or Occupier the Fire Alarm costs paid by Strata Committee in relation to a breach of this By-Law.

**Garbage Chutes** – are located on each floor. All rubbish to be contained in rubbish bags before placing in chute. **No recyclables to be placed in chute (this includes Bottles, pizza boxes and similar items).**

**Gymnasium** – may only be used between the hours of 0700 to 2100hrs.

Children under the age of 15 years of age may use the gymnasium only if accompanied and supervised by an adult at all times. Running, ball playing, noisy or hazardous activities are not permitted in the Gymnasium.

Glass objects, drinking glasses, food and sharp objects are not permitted. Animals are not permitted in the Gymnasium.

Sports type footwear must be worn and all users must be appropriately attired whilst using Gymnasium and must carry a towel.

**Moving Furniture and Goods** – must be arranged with Strata Committee at least seven (7) days before moving in or out of the Building or move large articles (e.g. furniture) through Common Property. The Owner or Occupier must comply with reasonable requirements of the Strata Committee including requirements to fit an apron cover to the Elevator.

**Notifications of moving should be forwarded to the strata managing agent – Christine.clair@bcsm.com.au**

**Noise** – an Owner or Occupier or their invitees must not create any noise on that Lot or on Common Property likely to interfere with peaceful enjoyment of the Owner or Occupier of another Lot or of any person lawfully using Common Property.

**Parking Allocation** - Owners or Occupiers, usage as per allocated space only. Visitors allocated area accessed via Head Lane.

**Recycling** – all recyclable material must be placed in recycling bins located in the Basement. **No recyclables to be disposed of in garbage chutes (this includes Bottles, pizza boxes and similar items).**

**Security** – Security is for safety of all Owners and Occupiers. All entrance doors are to be kept closed at all times.

**Smoking** – an Owner or Occupier and any invitee of Owner or Occupier, must not smoke tobacco or any other substance on the Common Property. This includes Swimming Pool, Gymnasium, Foyers, Elevator, Driveways and Garden areas of the Building.

The Owner or Occupier must ensure that smoke does not penetrate to Common Property or any other Owner or Occupied Lot. An Owner or Occupier must not create a nuisance or a hazard or stop Owners or Occupiers of other Lots enjoying the Building.

**Swimming Pool** – only to be used between the hours of 0700 to 2100hrs.

Children under the age of 15 years of age may use the Swimming Pool only if accompanied and supervised by an adult at all times. Running, ball playing, noisy or hazardous activities are not permitted in the Swimming Pool area.

Glass objects, drinking glasses, food and sharp objects are not permitted and animals are not permitted in the pool area.

The Swimming Pool equipment must not be interfered with, operated or adjusted. This includes any safety signage including resuscitation posters.

All users must be appropriately attired whilst in the Swimming Pool area must carry a towel and shower before using the Swimming Pool.

Swimming Pool safety gates must be kept closed at all times and noise levels must not interfere with the peaceful enjoyment of other Owners or Occupiers.

**Washing and Laundry** – an Owner or Occupier may not:

Dry, air or display clothing other than in areas designated for that purpose by the Owners Corporation. **This means no clothing, towels or other items can hung on balconies**

10th September 2021