

GEMLIFE MAROOCHY QUAYS [“the Park”] PARK RULES

Please refer to the Site Agreement to view a dictionary of the terms in these Park Rules commencing with capitalised letters. These Park Rules address Section 77 of the Act.

1. Ownership of all Sites, the Common Areas, the communal facilities and all infrastructure at the Park will remain vested in the Park Owner. To the extent that any of the Park Rules are inconsistent with the Special Terms of any Site Agreement, the Special Terms shall prevail.
2. **The use and operation of the communal facilities** *(as per Section 77(2)(a) of the Act):*

A home owner (including their guests and visitors) shall not do any of the following:

- a. Use any part of the communal facilities for any purpose which may be illegal or injurious to the reputation of the Park Owner, the Park or the home owners at other Sites or which may interfere with the peaceful enjoyment of the communal facilities or which may interfere with the general management of the Park.
- b. Paint, affix or display any signs, advertisements, notices, posters, placards, banners or like matter on, to or at any part of any communal facility without the prior consent of the Park Owner. Such consent may be withheld or issued conditionally from time to time.
- c. Permit any auction sale or any other business or commercial enterprise to be conducted at any communal facility without the prior consent of the Park Owner. Such consent may be withheld or issued conditionally from time to time.
- d. Bring to, do or keep anything at the communal facilities which shall increase the rate (being the real risk, increased premiums or voidable insurance claims) of fire insurance or any other insurance type at the Park or any property at the communal facilities which may conflict with relevant laws and or regulations relating to such insurance types or any insurance policy applying to the Park or any property at the Park or the ordinances of any public authority for the time being in force.
- e. With the exception of informing home owners of Park activities, functions or meetings: distribute flyers, brochures, circulars, pamphlets, or notices about any communal facility or the Park.
- f. Damage flowers, shrubs, trees, lawns or gardens or cause any damage anywhere within the communal facilities.

- g. Contravene the rules and laws relating to smoking and the consumption of alcohol at the communal facilities as prescribed by the relevant authorities from time to time.
- h. With the exception of barbeques, use any form of light, power or heat (nor, in particular, use any exposed flame) other than electricity or gas supplied through meters (if applicable) at any communal facility.
- i. Use any chemical, burning fluids, oil, acetylene or alcohol in lighting any communal facility.
- j. Break any seal or tamper with a meter or any utility connections at the communal facilities.
- k. Hang clothing, bedding or other articles at or on the windows, decks, verandahs or otherwise at any part of the communal facilities.
- l. Dig any holes at the communal facilities without the prior consent of the Park Owner. Such consent may be withheld or issued conditionally from time to time.
- m. Permit any guests or visitors to use the communal facilities without such guests or visitors being accompanied by their hosting home owner.
- n. Permit any unaccompanied guests or visitors to wander about the communal facilities without such guests or visitors displaying personal identification badges.
- o. Cause annoyance to other home owners or the Park Owner at the communal facilities. Guests and visitors must always treat home owners with respect and courtesy. Subject to any bowling green leases in place from time, home owners will always enjoy priority usage rights with respect to the communal facilities.
- p. Permit children visiting the Park to roam around the communal facilities unsupervised. Furthermore, hosting home owners are responsible for the activities of guests and visitors (including children) staying with them or visiting the Park.
- q. Permit their guests or visitors (or home owners themselves) to play on or around Park thoroughfares. Furthermore, the riding of skateboards, non-motorised scooters, roller blades and other similar conveyances at the Park is prohibited.
- r. Use the communal facilities outside of the hours that are approved by the Park Owner from time to time.

- s. Ignore complying with lawful notices that are issued from time to time by either the Park Owner or any authority in relation to the communal facilities and the Park.
- t. Aside from wheelchairs, cause any other conveyances (including mobility scooters, buggies, skateboards, roller blades and bicycles) to be on any timber flooring at the communal facilities.

3. The making and abatement of noise *(as per Section 77(2)(b) of the Act):*

- a. A home owner (including their guests and visitors) are not to make or permit any objectionable noises, use bad language or interfere in any way with the reasonable peace, comfort, privacy or quiet enjoyment of home owners and others at the Park.
- b. All power tools, musical instruments, radios, stereos, television sets, barking dogs, birds and the like shall be controlled so that the sound from them is reasonable and does not cause annoyance to anyone.
- c. No home owner can hold, or permit to be held, any social gathering or meeting at their Site that produces any noise which interferes with the reasonable peace, comfort, privacy or quiet enjoyment of home owners and others at the Park.
- d. Home owners (including their guests and visitors) leaving or entering the Park late at night or in the early morning hours must do so quietly, so as not to disturb the reasonable peace, comfort, privacy or quiet enjoyment of home owners and others at the Park.
- e. Home owners (including their guests and visitors) are not to carry on, in or about the Park any annoying, noxious, offensive, illegal business, occupation or practice or otherwise that may grow to be an annoyance within the Park.
- f. Home owners (including their guests, visitors and sub-contractors) are not to operate any plant or equipment outside the hours designated by the local authority, and further that through noise, odour, vibrations or otherwise may or grow to be an annoyance within the Park.

4. The carrying on of sporting and other recreational activities *(as per Section 77(2)(c) of the Act):*

- a. The requirements and conditions of any liquor license in place at the Park must be strictly adhered to at all times.
- b. In relation to the Park bowling green, bowlers must wear either the correct footwear (as nominated by the Park Owner in its absolute discretion from time to time) or practice “bare foot” bowling.

- c. For the sake of preserving the life of the bowling green, the Park Owner can require home owners to play bowls in either north/south or east/west directions from time to time.
- d. Home owners who utilise the Park workshop must adhere to any usage requirements that are prescribed by the Park Owner or any relevant authority from time to time.
- e. Home owners who wish to use the communal facilities (particularly the clubhouse/country club and surrounds) for private functions or private parties must pay a cleaning bond to the Park Manager no later than 48 hours prior to the staging of their private function or private party. The bond (or any part thereof) may be used by the Park Manager (at his or her absolute discretion) to clean the communal facilities following the conclusion of the private function or private party. The quantum of the bond will be determined by the Park Owner from time to time. The Park Manager will refund any unused bond monies to the relevant home owner as soon as practicably possible following the conclusion of the private function or private party.

5. The speed limits for motor vehicles (as per Section 77(2)(d) of the Act):

- a. The speed limit at the Park is strictly 10 kilometres per hour.

6. The parking of motor vehicles (as per Section 77(2)(e) of the Act):

- a. All motor vehicles and trailers kept at the Park on permanent basis must be registered with the Park Owner.
- b. Only motor vehicles with current registration may be driven and parked within the Park. Owners of motor vehicles with noisy or polluting exhausts will be required to remove such motor vehicles from the Park.
- c. Excluding caravans, motorhomes, boats and trailers, each Site is permitted a maximum of two (2) motor vehicles subject to the Park Rules below.
- d. Parking of no more than two (2) motor vehicles is permissible at a home owner(s) Site but only if both vehicles can be accommodated such that they do not protrude beyond the boundary of the road and driveway of the home owner(s) manufactured home (within which such motor vehicles are to be accommodated) and in no instance in such a place or in such a manner as to cause a nuisance to others.
- e. Due to limited storage at the Park, Home Owners must seek and obtain written permission from the Park Owner if they wish to store their caravans, motorhomes, boats and trailers on Park grounds. If

such permission is granted, then the relevant Home Owner will receive an identification tag, which they must ensure is displayed on the item they intend storing on Park grounds. Identification tags will be item-specific and are thus not transferrable in any way.

- f. The issuance of the above-mentioned identification tags will be subject to additional terms and conditions as announced by the Park Owner from time to time. Application fees will also be payable by current or prospective home owners who have not already been issued with identification tags.
- g. Notwithstanding the above, no motor vehicle, caravan, boat, trailer or other vehicle is to be parked or stored at any Site in a manner which impedes the safe passage of other vehicles or people or otherwise causes the Park Owner to breach legislation relating to its health and safety obligations or the requirements of the Park Owner's town planning approvals or any requirements laid out by the Park Owner's insurers.
- h. Caravans and motorhomes can only be parked at a Site for a maximum period of 24 hours and for loading and unloading purposes only.
- i. Home owners are not permitted to park their motor vehicles in visitor parking bays throughout the Park.
- j. Home owners must ensure that motor vehicles belonging to their guests and visitors are parked in designated visitor parking bays only, and not on roadways, verges and lawns. Vehicles belonging to guests and visitors cannot be parked or stored at the Park for any longer than 24 hours without first obtaining written consent from the Park Owner. Such consent may be withheld or issued conditionally from time to time.
- k. With the exception of visiting delivery and courier vehicles, no trucks or large commercial-type vehicles (even if they belong to a home owner or their guests and visitors) will be permitted access to the Park without the prior consent of the Park Owner. Such consent may be withheld or issued conditionally from time to time.

7. The disposal of refuse (as per Section 77(2)(f) of the Act):

- a. The water closets, conveniences and other waste apparatus, including waste pipes and drains must not be used for any purpose other than those for which they were constructed and no sweeping of rubbish or other unsuitable substance shall be deposited within.
- b. Carports, garages and Sites generally must be kept clean and free from all litter and weeds. All practical steps must be taken to prevent infestation by vermin and or insects.

- c. Home owners must place all of their household rubbish into bins at their Sites for periodic collection and disposal by the relevant service provider.

8. The keeping of pets *(as per Section 77(2)(g) of the Act):*

- a. The allowable number, and the keeping of pets generally by home owners, must be in accordance with local authority requirements and Park Owner policy.
- b. Individual home owners must ensure their pets are securely confined within their Site.
- c. No pets, including those of family and friends are allowed to be kept at the Park without the consent of the Park Owner. Such consent may be withheld or issued conditionally from time to time.
- d. Pets are not permitted to roam the Park and are to be kept on a short lead at all times whilst they are not within either the confines of a manufactured home or otherwise appropriately confined and secured within a Site.
- e. Pets are not permitted in or on the clubhouse/country club, lanai, tennis court, swimming pool and bowls green. Home owners are not permitted to allow their pets to access the Site of another home owner without first obtaining permission from the relevant home owner.
- f. Pet owners are responsible for disposing of waste belonging to their pet, irrespective of where such waste may occur.
- g. In line with the above Park Rules, home owners must take measures to ensure their pets [including birds] do not make any unreasonable noises such that might interfere with the reasonable peace, comfort, privacy or quiet enjoyment of home owners and others within the Park.