

By-Laws

BODY CORPORATE FOR
BRENDALE GARDENS
COMMUNITY TITLE SCHEME 474997



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PLEASE KEEP IN A SAFE PLACE FOR FUTURE REFERENCE

BRENDALE GARDENS BODY CORPORATE

Community Title Scheme 47497

BY-LAWS

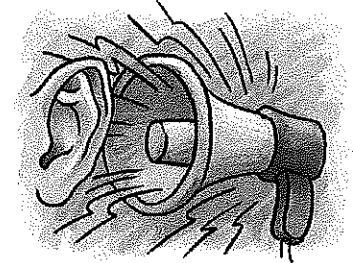
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1 NOISE

- 1.1 The occupier of a lot must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property.
- 1.2 Special consideration must be given to minimising the volume of noise between the hours of 10PM and 7AM.



2 VEHICLES



- 2.1 The occupier of a lot **must not**—
- (a) park a vehicle, or allow a vehicle to stand, in a regulated paved parking area; or
 - (b) without the written approval of the body corporate, park a vehicle, or allow a vehicle to stand, on any other part of the common property; or
 - (c) permit a visitor to park a vehicle, or allow a vehicle to stand, on the common property, other than in a regulated parking area.
- 2.2 An approval under subsection (2.1) (b) must state the period for which it is given. The body corporate may cancel the approval by giving 7 days written notice to the occupier.
- 2.3 The occupier of a lot shall not park any other motor vehicle, caravan, trailer or boat upon his lot or the areas of common property unless it is accommodated within the garage or for the purpose of loading or unloading the same.
- 2.4 Garages, Carports and personal parking areas visible to other lot owners shall be kept clean and tidy and free of oil spills and litter.

In this section—

Regulated parking area are the paved areas of scheme land for parking vehicles, as per the development plan approval, available **for use only by the visitors** of occupiers of lots included in the scheme.

3 SPEED LIMITS



- 3.1 Safety is the responsibility of everyone living in the complex. The roads within the complex are owned by the Bodies Corporate. To ensure safety for pedestrians' speed limits have been placed on the private roads and within Courts.
- 3.2 The speed limits on Stevens, Turner and Cowan drive is 25 KM/Hour and within all courts 15 KM/Hour or as designated by road signs.
- 3.3 Drivers are urged to be aware of children and people with disabilities when driving in the complex.

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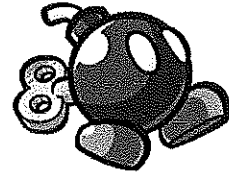
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4 OBSTRUCTION / INTERFERENCE

4.1 The occupier of a lot:

- (a) must not obstruct the lawful use of the common property by someone else and
- (b) shall not operate or permit any telecommunication devices or electrical equipment so as to interfere with any appliance or apparatus (including a radio or television receiver) lawfully in use upon the common property or in any other lot.



5 DAMAGE TO LAWNS, ETC.

5.1 The occupier of a lot must not:



- (a) damage any lawn, garden, tree, shrub, plant or flower on the common property; or
- (b) without approval in writing from the Body Corporate use a part of the common property as a garden.

This approval will stipulate the requirements and conditions for the upkeep.

6 DAMAGE TO PROPERTY – COMMON OR OTHERWISE



6.1 An occupier of a lot must not mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of common property without approval in writing from the Body Corporate.

6.2 Any damage to common property is to be reported in writing to the Committee as soon as practicable.

6.3 The occupier of a lot shall be liable to compensate the Body Corporate or another owner in respect of all damage caused by the occupier or their visitors to structures, to common and/or personal property.

7 BEHAVIOUR OF VISITORS OR GUESTS



7.1 The owner of a lot or their representative must take reasonable steps to ensure that the occupier and/or their visitors do not behave in a way likely to interfere with the peaceful enjoyment of another lot or someone else's peaceful enjoyment of the common property and abide by all Body Corporate By-Laws.

8 APPEARANCE OF LOT



8.1 An owner or occupier of a lot shall not make a change to the external appearance of the lot and/or construct, permit the construction or the erection of a fence, fence, screen, awning or other structure or outbuilding of any kind within or on common property without approval in writing from the Body Corporate.

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- 8.2 The occupier of a lot must not:
- (a) hang washing, bedding, or another cloth article if the article is visible from another lot or the common property, or from outside the scheme land; or
 - (b) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the common property, or from outside the scheme land.
 - (c) store empty bottles, boxes, used containers and similar items within sight of the common property and other lots.
- 8.3 The occupier of a lot shall keep the same in good state of preservation and cleanliness and shall take all reasonable steps to control and exterminate vermin, insects or other pests.

9 STORAGE OF FLAMMABLE AND TOXIC MATERIALS

- 9.1 The occupier of a lot must not store flammable or any other toxic substance on the lot unless the substance is used or intended for use for domestic purposes without approval in writing from the Body Corporate.
- 9.2 The occupier of a lot must not store a flammable substance on the common property without approval in writing from the Body Corporate.
- 9.3 However, this section does not apply to the storage of fuel in—
- (a) the fuel tank of a vehicle, boat, or internal combustion engine; or
 - (b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.
- 9.4 The occupier of a lot shall not keep anything in his lot, which shall increase the rate of Fire Insurance of any property on the Group Title Plan



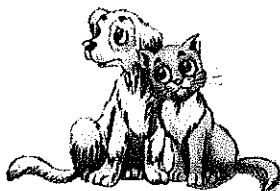
10 RUBBISH AND GARBAGE DISPOSAL



- 10.1 The occupier of a lot must not leave rubbish or other materials on the common property in a way or place likely to interfere with the enjoyment of the common property by someone else.
- 10.2 The occupier of a lot must ensure that the disposal of garbage does not adversely affect the health, hygiene or comfort of the occupiers of other lots.
- 10.3 The occupier of a lot must:
- (a) comply with all local government local laws about disposal of garbage; and
 - (b) ensure wheelie Bins are taken to the collection area no earlier than the day before the pickup date and returned to the back yard of the lot no later than the day after.
 - (c) ensure wheelie bins are stored with the lids down and in a clean and dry condition.

11 KEEPING OF ANIMALS

- 11.1 The resident of a lot must not, without the Body Corporate's written approval:
- (a) bring or keep an animal on the lot or the common property; or
 - (b) Permit an invitee to bring or keep an animal on the lot or the common property.



11.2 Any approval given will be subject to the guidelines for acceptable pet management and all pets must be leashed and in the control of their minders when on common property. The minder is also responsible for the removal of any droppings the pet may produce while on common property.

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- 11.3 The resident is to comply with the guidelines set by the Committee and the Moreton Bay Regional Council Regulations on pet ownership.
- 11.4 It should be noted that an approval given can be withdrawn at any time if a number of written complaints are received and a breach of the guidelines has been substantiated.

12 AUCTIONS/ GARAGE SALES



- 12.1 The occupier of a lot shall not permit, without written approval from the Body Corporate, an auction or garage sale to be conducted on his lot unless it is for the sale of the lot. Two weeks notification in writing is required prior to an auction or garage sale being held.

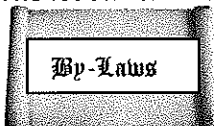
13 SECURITY

- 13.1 The Body Corporate may take all reasonable steps to ensure the security of parcel and Body Corporate personal property.
- 13.2 An occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the building.
- 13.3 The occupier of a lot must keep any device installed to secure the lot in good order and repair



14 BY-LAWS IN LEASED UNITS

- 14.1 The lot owner or its representative shall provide and ensure that each tenant has a copy of the By-Laws



15 USE OF LOTS

15.1 The owner and/or occupier of a lot shall not use that lot, nor permit the same to be used otherwise than as a private residence, nor for any purpose that:

- (a) may cause a nuisance or hazard or for any illegal or immoral purpose, or
- (b) may endanger the safety or good reputation of the complex or the persons therein.

15.2 The owner of a lot may enter into an agreement with a person or entity for the management and/or caretaking for the purpose of letting of the townhouse.

16 BODY CORPORATE LIAISONS

16.1 The Body Corporate is part of the Strathpine Gardens Complex and is therefore obliged to liaise with the Committees of the other Bodies Corporate within Strathpine Gardens for the common benefit and/or the management of shared facilities normally used by the owner or occupier of a lot within Strathpine Gardens



16.2 The Body Corporate shall have a representative attend a meeting called from time to time (as agreed by Body Corporate Committees of Strathpine Gardens) to make decisions for the upkeep of the shared common areas for mutual benefit of all occupiers of a lot within Strathpine Gardens.

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16.3 The Body Corporate may enter into an agreement with a person or entity for the management and/or caretaking of the common property and for the letting of lots in the parcel. The agreement may in turn permit a person or entity to contract some other party to perform these duties.

17 INSURANCE

17.1 The Body Corporate must ensure that the buildings are insured as defined in Section 189 of the Body Corporate and Community Management Act 1997 and Section 127 and 129 of the associated Standard Regulation Module.



17.2 The owner of a lot is obliged to provide the Body Corporate with information on any improvements made to the lot that will impact on the insured value of the lot.