

- (b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots..

By-Law 11 Keeping of animals

11.1 In accordance with Section 181, the occupier of a lot or an invitee 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.

By-Law 12 Debt Recovery

12. A person (which expression shall also extend to a corporation) shall pay on demand the whole of the Body Corporate's costs and expenses (including solicitor and own client costs) such an amount deemed to be a liquidated debt due in recovery such levies or monies duly levied upon that person by the Body Corporate.

By-Law 13 Recovery by Body Corporate

13. Where the Body Corporate expends money to make good damage caused by a breach of the Act or of those by-laws by any owner or occupier or by any of their guests, servants, employees, agents, children, invitees and licenses, the Body Corporate shall be entitled to recover the amount so expended as a debt in an action in any court of competent jurisdiction from the owner of the lot at the time when the breach occurred.

By-Law 14 Awareness of By-Laws

14. All owners and occupiers must be advised of the requirements contained within this Community Management Statement.

By-Law 15 Complaints and Applications

15. All complaints and applications to the body corporate or its committee must be addressed in writing to the Secretary or to the bdy corporate manager of the body corporate.

By-Law 16 Enclosure of Balconies & Terraces

16. All balconies and terraces shown on the approved plans and drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent fixtures other than those consistent with the relevant "Brisbane City Plan 2000 – Residential Code" and clearly depicted on the approved drawings.

By-Law 17 Exclusive Use of Common Property

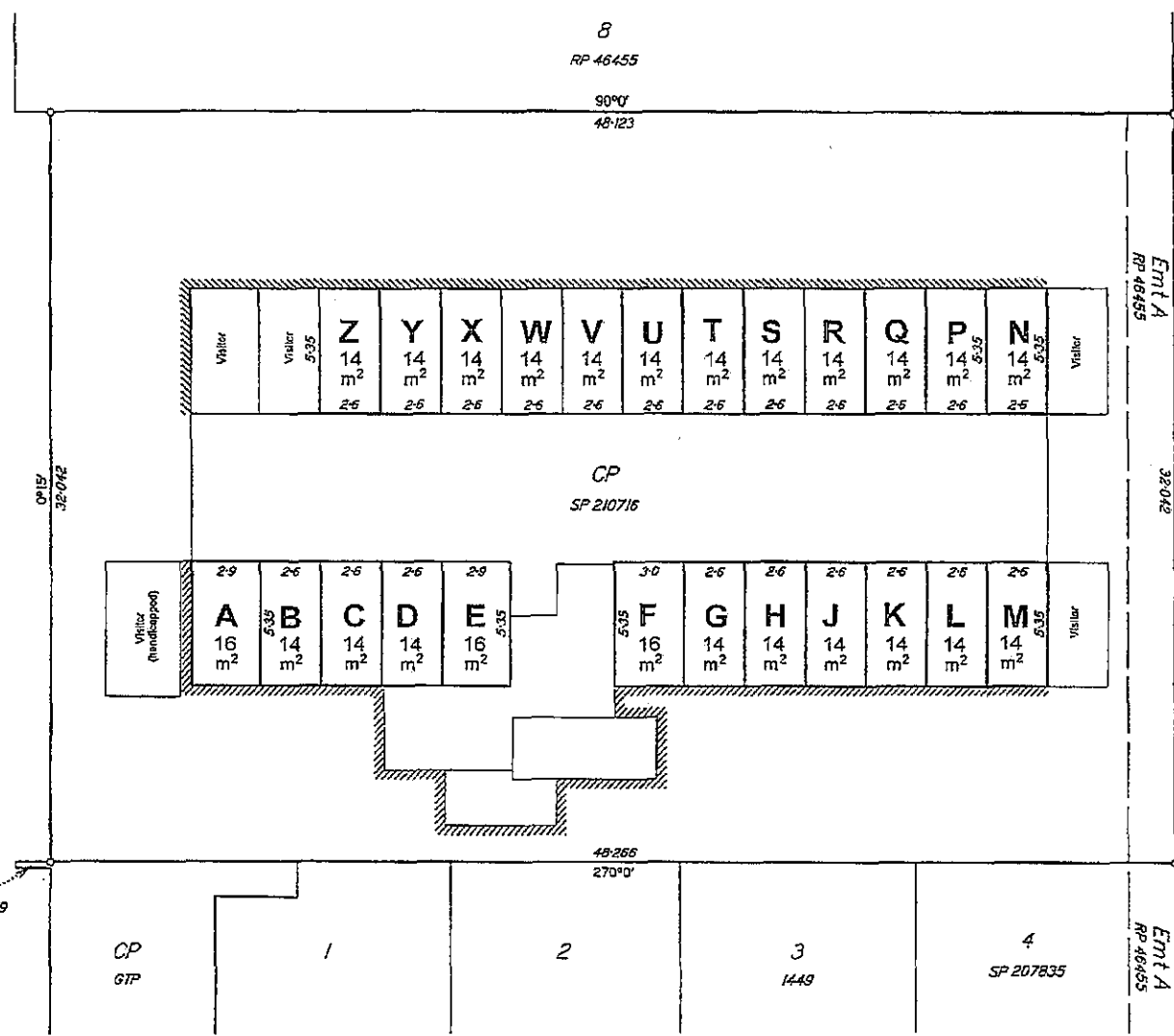
17. The owner for the time being of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20 shall be entitled to the exclusive use and enjoyment for himself and his licensees of those parts of the common property respectively shown as "A", "B", "C", "D", "E", "F", "G", "H", "J", "K", "L", "M", "N", "P", "Q", "R", "S", "T", "U", "V", "W" and "X" identified on the sketch plan marked "B" annexed hereto. The owner of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20 shall maintain the said part of the common property in a state of good repair, order and appearance.

Lot 5 on SP210716	Areas K on Sketch Plan B	Car Parks
Lot 6 on SP 210716	Area L & M on Sketch Plan B	Car Park
Lot 7 on SP 210716	Area N on Sketch Plan B	Car Park
Lot 8 on SP 210716	Area P on Sketch Plan B	Car Park
Lot 9 on SP 210716	Area Q on Sketch Plan B	Car Park
Lot 10 on SP210716	Areas R & S on Sketch Plan B	Car Parks
Lot 11 on SP210716	Area T on Sketch Plan B	Car Park
Lot 12 on SP210716	Area U on Sketch Plan B	Car Park
Lot 13 on SP210716	Area V on Sketch Plan B	Car Park
Lot 14 on SP210716	Area W on Sketch Plan B	Car Park
Lot 15 on SP210716	Areas X & Y on Sketch Plan B	Car Parks
Lot 16 on SP210716	Area Z on Sketch Plan B	Car Park
Lot 17 on SP210716	Area A on Sketch Plan B	Car Park
Lot 18 on SP210716	Area B on Sketch Plan B	Car Park
Lot 19 on SP210716	Area C on Sketch Plan B	Car Park
Lot 20 on SP210716	Areas D & E on Sketch Plan B	Car Parks



STREET

DUKE STREET



LEVEL A

PLAN OF EXCLUSIVE USE		
Site Address 15-17 Duke Street, Nundah Parish of Toombul, County of Stanley		COMMUNITY TITLE SCHEME: 17 Duke Street
 CONSULTING SURVEYOR 17 Judd Street, Gurdale, Qld 4154 Ph: 3823 2144 Fax: 3823 2155	CLIENT: Ronald Carabay	PLAN NUMBER H0033-EXU
	RPD: CP on SP 210716	Date: 18/12/2008 Scale: 1:200 Ref: H0033

I, Anthony John Schmidt, certify that the details shown on this sketch plan are correct.

(Signature)
 Codicil Surveyor
 Date: 12/1/09

"B"

Scale 1:200 - Lengths are in Metres.

