

Rules of Treeview Estates

These rules have been made to maintain a peaceful, comfortable and enjoyable village environment for all residents, staff, visitors and guests.

1. Definitions

In the following rules:

- (a) “common areas” means any part of Treeview Estates other than Villas.
- (b) “we”, “our” and “us” mean the operator of Treeview Estates, and include employees, agents or representatives of the operator, and
- (c) “you” and “your” apply to any resident of Treeview Estates.

2. Visitors and guests

- (a) We encourage residents to keep links with relatives, friends and other people from outside Treeview Estates. Visitors or short-stay guests are welcome any time, and there is no need for you to get our consent or let us know they are coming. A visitor or short-stay guest is somebody who visits during the day or stays overnight for up to four weeks.
- (b) You must ask us beforehand and get our consent if you want to have a guest live with you on a temporary basis. A guest is somebody, other than a spouse or de facto, who intends to stay for more than four weeks. We will not unreasonably refuse such a request.
- (c) You must take all reasonable steps to see that your visitors and guests (including tradespeople) comply with the Rules. Any visitor or guest who seriously or repeatedly breaks the Rules may be asked to leave Treeview Estates immediately.

3. Noise

- (a) As with any other residential complex, a level of noise within Treeview Estates is to be expected. However, you must not make any noise likely to unreasonably interfere with the quiet enjoyment of others within Treeview Estates. This rule applies whether you are inside your Villa or on common areas.
- (b) When listening to music or a radio, or playing computer games, or watching television, you should not have the volume turned high enough to be heard from outside your Villa. Residents with hearing problems are encouraged to use headphones or other aids.

4. Parking

- (a) As parking spaces are limited within Treeview Estates, you may park a vehicle only in your own garage, driveway, carport or other parking area allocated specifically to you or to all residents. You must not park or stand a vehicle on any other part of Treeview Estates.
- (b) This rule does not prevent you from stopping to allow passengers to get out of or enter your vehicle.
- (c) However, under no circumstances may a vehicle be parked or driven on grassed areas.
- (d) In the interests of safety, drivers within Treeview Estates must obey speed limits and other traffic signs at all times.
- (e) "Visitor Parking" spots are available for use only by visitors, tradespeople, visiting doctors, emergency vehicles and guests staying overnight or longer. They are not to be used by residents or staff.
- (f) In this rule, "vehicle" means a car, caravan, trailer, boat or other motor vehicle.

5. Pets

- (a) We recognise the important role pets play in the lives of many people. You may keep fish or a small caged bird (for example, a budgerigar or canary) in your Villa at any time, without the need to let us know or obtain our prior consent.
- (b) If you want to keep a cat or a dog as a pet you must obtain our prior consent. We will consider each case on its merits, and we will not unreasonably refuse such a request.
- (c) If we consent to you keeping pets, our consent will be limited to one dog or two cats or a dog and a cat. We will not consent to dogs greater than 45cm in shoulder height or known dangerous breeds of dogs.
- (d) You will be responsible for the removal and appropriate disposal of any excrement deposited on Treeview Estates property, including your villa's courtyards.
- (e) Your visitors may bring a dog or cat on to Treeview Estates for short visits, but overnight stays by visitors' pets are not permitted. You must ensure your visitors comply with all village rules regarding pets.

- (f) If we consent to you keeping a cat it must be kept inside your Villa after dark and wear a bell on a collar at all times. If we consent to you keeping a dog it must be on a leash at all times when on common areas.
- (g) Pets are not permitted in any of the common area buildings of Treeview Estates.
- (h) Cats and dogs kept as pets within Treeview Estates must be de-sexed and inoculated.
- (i) If we consent to you to keeping a cat or dog we may withdraw our permission if we consider you are not capable of independently looking after your pet, if your pet creates unreasonable noise or nuisance, attacks or threatens people or other animals within Treeview Estates, causes damage to village property, or if the rules set out above are broken.
- (j) For the safety of other residents, no other animals are to be kept as pets or brought onto common areas at any time.

6. Gardening and landscaping

- (a) The state of the grounds is important to the overall appearance of Treeview Estates for residents and visitors. It is our responsibility to maintain all the lawns and gardens on common areas in a presentable condition.
- (b) However, if you want to assist, such as by watering or weeding the common area near your Villa, you are welcome to do so. You must not prune or remove plants, take cuttings or pick flowers from the common area gardens without our consent.
- (c) You must not use any part of common areas as your own garden without our consent. If we give consent it is your responsibility to keep the area in a presentable condition, until you tell us you are no longer able or willing to garden.
- (d) If your Villa has its own garden it is your responsibility to keep it in a presentable condition. Care should be taken when buying new plants for your garden. You must not knowingly plant any trees, flowers, shrubs or vines that grow rapidly or commonly cause allergic reactions. Trees, shrubs or vines with the potential to grow in excess of two metres (that is, approximately 6ft 6in) in height must not be planted without our consent.

7. Garbage disposal

- (e) For health and safety reasons you must ensure that your garbage is securely wrapped before placing it in a bin.
- (f) You must not litter or leave rubbish on village property, other than in the bins provided.
- (g) Under no circumstances is the burning of garden waste permitted within Treeview Estates.

8. Common area restrictions

- (a) The common areas are provided for the use and enjoyment of all residents. Signs posted on common areas, about such matters as hours of use, form part of these Rules and must be obeyed.
- (b) You must not obstruct or permit the obstruction of walkways, entrances, stairways, corridors, fire escapes, lights, windows or other parts of the common areas. (For example, pot plants, hoses, brooms, rakes and other items may present a hazard if left on common areas.)
- (c) When on common areas you, and your visitors and guests, must be adequately clothed and must not use language or behave in a manner likely to cause offence or embarrassment to another person.
- (d) Smoking is not permitted in any building (other than your Villa) or other enclosed parts of common areas.
- (e) It is our job to maintain and clean the common areas. However, this does not prevent you from sweeping or vacuuming the pathway or corridor immediately outside your Villa.

9. External appearance of Villas

- (a) We respect your right to privacy and autonomy over your possessions and domestic affairs.
- (b) However, you must not hang any washing, towels, bedding, clothing or other article on any balcony or other part of your Villa in such a way as to be visible from the outside. Such items may be hung on any lines provided in the common areas but only for a reasonable period.
- (c) In the interests of safety you must not place any object, such as a pot plant, on any ledge, sill or elevated surface on the exterior of your Villa in a position from which it may fall.

10. Village security

- (a) It is our job to ensure that Treeview Estates generally is reasonably secure.
- (b) In particular, we are required to provide and maintain locks or other security devices to ensure your Villa is reasonably secure.
- (c) Chains and bolts must not be fitted to external doors of your Villa because they could prevent emergency help.
- (d) If you change the locks on doors for any reason you must provide us with a copy of a key as soon as practicable. We will keep the key in a secure place and will only use the key in an emergency.
- (e) You must not interfere with the self-closing mechanisms of exterior doors that are designed to maintain security.
- (f) To help prevent theft you must ensure that all windows, doors and other openings to your Villa are closed and securely fastened when your Villa is not occupied.

Note:

- (1) Any of these Rules may be changed or deleted or a new rule added if at least 75% of voting residents vote in favour of the proposal.
- (2) These Rules, as amended, prevail over any inconsistent term of a village contract.
- (3) It is our job to enforce Treeview Estates' Rules fairly and equitably.
- (4) You can apply to the Tribunal to make us enforce the Rules or if you think a rule is unjust, unconscionable, harsh or oppressive.
- (5) If you do not comply with these Rules we may apply to the Tribunal for an order that you comply or, in serious or persistent cases, an order to terminate your residence contract.