

**STRATA PLAN VIS 1964
THE WILLOWS**

RULES AND REGULATIONS

The following rules and regulations apply to all owners and/or residents of The Willows. This includes any owner, tenant or other occupant.

1. USE OF STRATA LOTS:

- 1.1 An owner, tenant or other occupant shall not use the Strata Lot or any other structure thereon for any commercial, professional or other business purpose without the written approval from the Strata Council.
- 1.2 The owner and/or resident of the Strata Lot shall not sue the Strata Lot or permit the Strata Lot to be used for any purpose which may be illegal or injurious to the reputation of the building.
- 1.3 Owners and/or residents of the Strata Lot shall not make or permit any noise which is likely to be a nuisance to the other residents or disturb the comfort and quiet enjoyment of the common property and Strata Lots by other residents or their permitted guests.
- 1.4 Each resident of a Strata Lot shall be held responsible for the conduct of his/her family, guests and visitors on all premises covered by these Rules and Regulations.
- 1.5 No mops, dusters or rugs shall be shaken over patios, no cigarette butts thrown off patios. *No hanging of laundry in or off the balconies/patios.*

2. ALTERATIONS, REPAIRS AND DAMAGES:

- 2.1 No owner and/or resident shall make any alterations or additions to the interior/exterior of their Strata unit or lot unless such alteration and/or additions are approved in writing by the Strata Council.
- 2.2 Owners shall be held responsible for the cost of repairing any damages to common property resulting from a move into or out of their Strata unit or any structure thereon.

3. VEHICLES AND PARKING

- 3.1 All motor vehicles parked on the Strata property must carry current insurance and license plates. Residents with unlicensed vehicles must file a copy of their insurance coverage with the Strata Council. Any vehicle that does not show a current license plate or the Strata Council does not have a copy of a valid insurance policy for their vehicle is subject to the immediate removal of that vehicle from the Strata property without prior warning at the owner's expense.
- 3.2 Vehicles that are used in a dangerous manner, such as speeding, causing a nuisance, burning rubber or bad exhaust systems will be subject to permanent removal from the Strata property.
- 3.3 Observe the 15 km/hr speed limit on the property. When entering the property turn down any loud music in vehicle.
- 3.4 Direct your visitors to visitors parking. No parking along hills on the property. No parking in the fire lane at 1912.

4. SAFETY

- 4.1 No owner and/or resident shall do or permit anything to be done, in a Strata unit or on common property, which will in any way harm or increase the risk of fire, flooding or any other occurrence which would endanger the life, safety, or health of any resident, or endanger the Strata unit or common property.
- 4.2 No oily rags, flammable, explosive or offensive material shall be kept or stored in any Strata unit or structure thereon or any storage area or on common property.

5. SATALLITE DISH

5.1 Please be advised that any owner/tenant/resident who wishes to install a satellite dish on his/her unit MUST make a written request to the Strata Council for written approval PRIOR to any installation. Any owner/tenant/resident who fails to comply will be liable for a fine to be levied at the discretion of the Strata Council.

Guidelines for Installation

- (a) The dish MAY NOT be affixed to the exterior of the building walls or roof.
- (b) The dish MAY be clamped to the balcony railing.
- (c) The dish MAY be free-standing.

6. GENERAL

6.1 Please do not touch any hoses or sprinklers. We observe any water restrictions during the summer.

6.2 Please supervise your children. No playing or running on levels, stairs or elevator. No playing in garden areas, trees, or playing with hoses of sprinklers.

6.3 No rollerblading, skateboarding or ball hockey is allowed on the property.

6.4 To ensure newspaper delivery you must have a mat or rock to place on newspaper. If you don't want newspapers, please cancel delivery.

6.5 In case of flooding phone manager. If toilet is flooding please turn off tap situated behind toilet bowl. Turn off tap on hot water tank, etc.

6.6 Any noise or disturbances, parking problems, etc. please phone the manager.