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 Form: 21CSM  
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**AMENDMENT OF  
 MANAGEMENT STATEMENT**



New South Wales

Section 39

Community Land Development Act

**8308167T**

**PRIVACY NOTE: this information is legally required and will become part of the public record**

(A) **TORRENS TITLE**

Folio of the Register for the Association Property 1/270127
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(B) **LODGED BY**

Delivery Box <b>6L</b>	Name, Address or DX and Telephone <del>Legalink</del> Level 8, 170 Phillip Street SYDNEY NSW 2000 Reference (optional):	<b>1. A. MCKNIGHT</b> <b>LEVEL 2</b> <b>55 NORTON STREET</b> <b>LEITCHHARDT 2040</b>	CODE <b>CS</b>
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(C) **APPLICANT**

Community/ <del>Neighbourhood</del> / <del>Precinct</del> Association	Deposited Plan No. 270127
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(D) The applicant certifies that by a special/~~unanimous~~ resolution passed on 29 November 2001 and in accordance with section 14 of the Community Land Management Act 1989 it amended the management statement as follows:

(E) **BY-LAWS**

Repealed BY-LAW 19 (Part 3)	Added BY-LAWS 19-24 inclusive (Part 3) as fully set out below
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(F) **TEXT OF ADDED BY-LAW**

SEE ANNEXURE "A"

(G) The common seal of the community/~~neighbourhood~~/~~precinct~~ association deposited plan **270127** was affixed hereto in the presence of a person authorised by section 8 of the Community Land Management Act 1989 to attest the affixing of the seal.

Signature of witness:

*[Handwritten Signature]*

Name of witness:

Date:

**29/01/02**



*[Handwritten initials]*

A

## BY-LAW 19 – PARKING ON COMMUNITY PROPERTY

### (a) DEFINITIONS

- (i) "visitors car parking spaces" means any of the 100 car spaces designated "visitor car parking", or the like, and also includes the 16 visitor car parking spaces located adjacent to the Open Access Way and being opposite the Public Open Space Area, being located on community property;
- (ii) "authorised period" in respect of a visitor car parking space, means a period of time totalling up to a maximum of two (2) days in any seven (7) day period;
- (iii) "motor vehicle" includes, but shall not be limited to, motor car, motor cycle, van, truck, boat, trailer, jet and water skis, and bicycle;
- (iv) "visitor" includes invites, licensees, guests or any person who may sleep in a lot overnight any one night during the week, other than a proprietor or occupier;
- (v) "proprietor" includes owners of any lot within a strata corporation or neighbourhood association being part of the Community Association.
- (vi) "occupier" includes any person who may stay, reside, sleep or otherwise remain in a lot within a strata corporation or neighbourhood association being part of the Community Association for a period longer than two (2) days in any seven (7) day period.
- (vii) "lessee" includes any person entering into a lease or licence with a proprietor.

### (b) PROHIBITED PARKING

- (i) A proprietor, occupier or lessee must not park a motor vehicle on community property, including the visitors car parking spaces, unless the prior written consent of the Community Association has been obtained. The Community Association may impose conditions on such consent;
- (ii) A visitor must not park a motor vehicle on community property, except in the visitors car parking spaces but only for the authorised period. A visitor may park a motor vehicle in the visitors car parking spaces for a time exceeding the authorised period if the prior written consent of the Community Association has been obtained. The Community Association may impose conditions on such consent.
- (iii) The Community Association may request the proprietor, occupier or lessee of the visitor take all reasonable steps to ensure compliance with this by-law 19.
- (iv) The Community Association shall be empowered to arrange for any motor vehicle parked in breach of by-law 19 to be towed away. Without otherwise limiting the generality of the Community Association's authority and powers, it shall be further empowered to recover the cost of such towing from the proprietor or occupier who owns the motor vehicle, or the proprietor or occupier of the visitor who owns the motor vehicle.

## BY-LAW 20 – ANIMALS ON COMMUNITY PROPERTY

If an owner, occupier, lessee or visitor takes upon community property a dog or cat then such person must ensure at all time that:

- (a) the animal is effectively secured on a leash;
- (b) the animal is properly and adequately controlled;
- (c) such action is taken as may be necessary, to clean all areas of the community property that are soiled by the animal; and
- (d) the animal does not constitute or becomes a nuisance to any other person upon community property or to a person within any lot in a strata corporation or neighbourhood association in the community association.

#### BY-LAW 21 – BEHAVIOUR AND NOISE

Residents must not nor allow visitors or persons in their charge to behave in a manner or to make a noise at anytime within a lot or common property which is likely to disturb or interfere with the peaceful enjoyment of another resident or anyone lawfully using common property.

#### BY-LAW 22 – CHILDREN ON COMMUNITY PROPERTY

Residents must ensure that children in their charge including those of visitors do not play on dangerous common property areas (including roads, roundabouts and driveways) or inside the building unless an adult adequately supervises and controls them. This does not prevent children playing unsupervised on common property areas outside the building that are not dangerous (eg a lawn).

#### BY-LAW 23 – DAMAGE TO GARDENS AND LAWNS

Residents and this visitors must not damage nor allow to be damaged any lawn, garden, tree, shrub, plant or flower on the common property. Residents must not use any part of the common property as their own garden.

#### BY-LAW 24 – BALL GAMES ON COMMUNITY PROPERTY

Residents must not play nor allow visitors or persons in their charge to play ball games on community property except on the tennis court (for tennis only) and in the public foreshore open space.

A handwritten signature in black ink, appearing to read "Lambert", is located in the bottom right corner of the page.

