

Form: 21CSM
Licence: 98M111
Edition: 0105

AMENDMENT OF MANAGEMENT STATEMENT



9293303P

New South Wales
Section 39

Community Land Development Act 1989

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

(B) **LODGED BY**

Delivery Box IW	Name, Address or DX and Telephone M. MCKENZIE (Margaret) 2 ABBOTSFORD COVE DRIVE ABBOTSFORD 2046 Reference (optional): 02-9712 5924	CODE CS
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(C) **APPLICANT**

Community/Neighbourhood/Precinct Association	Deposited Plan No. 270127
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(D) The applicant certifies that by a special/~~unanimous~~ resolution passed on 28 NOVEMBER 2002 and in accordance with section 14 of the Community Land Management Act 1989 it amended the management statement as follows:

(E) **BY-LAWS**

Repealed	Added BY-LAW 5 OF PART 2 as fully set out below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: *Bessie Rosen* (Secretary)
Name of witness: B. ROSEN
Date: 14/1/03

Signature of witness: *B.J. Balsdon* (Exec Cte Member)
Name of witness: B. J. BALS DON



Annexure A to Form 21CSM dated 14th January 2003

Community Association DP270127

Text of Added By-Law

By-Law 5 (of Part 2)

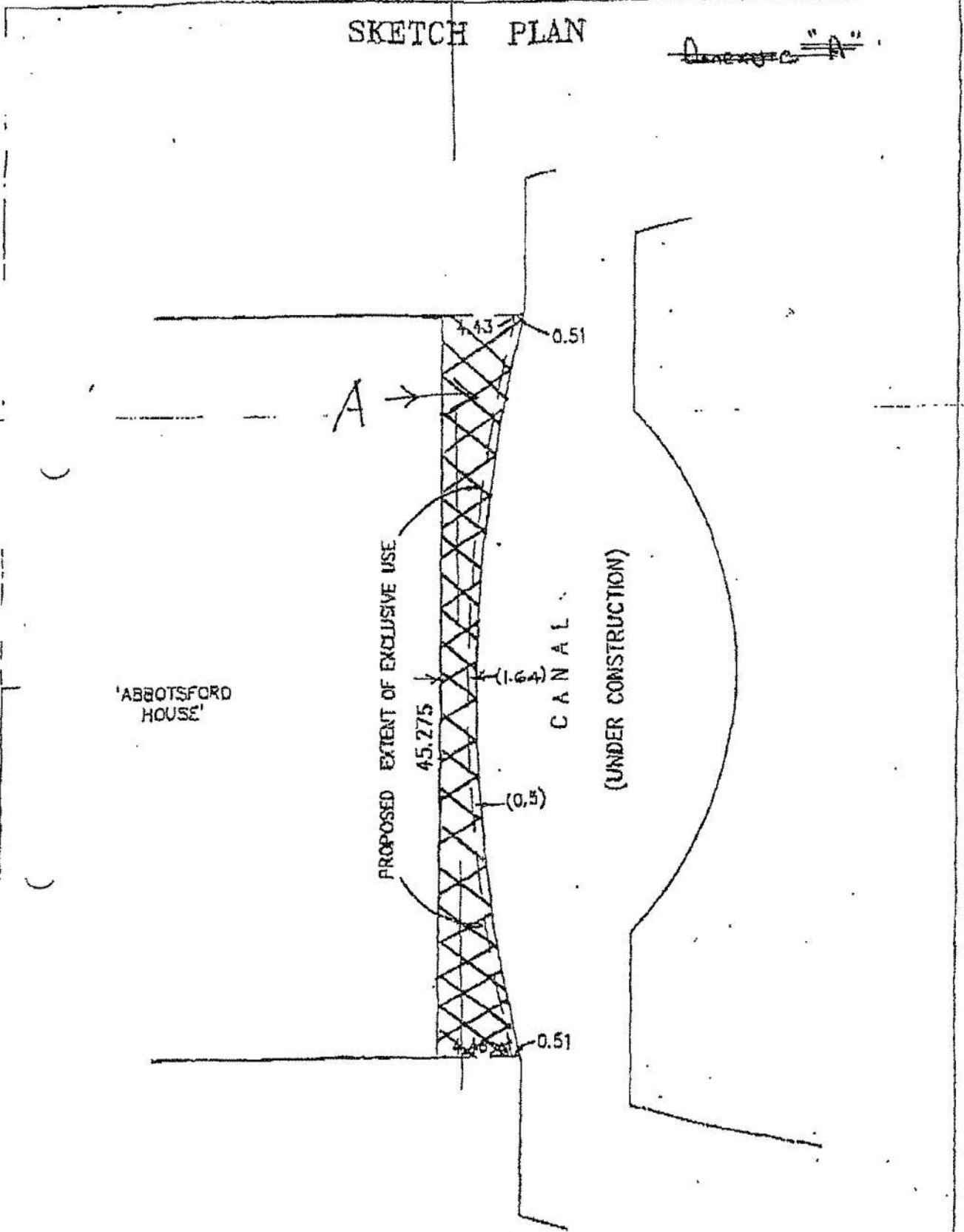
(5) Exclusive Use

- (A) The owner of Lot 19 for the time being shall have exclusive use, subject to the conditions in sub-paragraph (B), of the area of land hatched and marked "A" on the sketch plan marked "X" which is annexed hereto.
- (B) Abbotsford House Curtilage
- (a) The "Abbotsford House Curtilage", being the area of land defined above in sub-paragraph (A), is restricted community property.
- (b) The only persons entitled to use the Abbotsford House Curtilage (hereinafter "the Property") are the owners or occupiers (and the invitees of the said owners or occupiers) of Lot 19 in Deposited Plan 270127 ("the owners of Lot 19").
- (c) The terms and conditions on which the owners of Lot 19 may use the Property including the hours during which they may make use of it are unlimited save and except that they are not to damage the Property in any way.
- (d) The owners of Lot 19 shall have access to the Property from Lot 19 in Deposited Plan 270127 over the open space between Lot 19 and the Property.
- (e) The owners of Lot 19 may erect a fence to enclose the Property but provided they do so at their own expense and without seeking any contribution from the Community Association for same and also provided that such a fence keeps within the amenity and landscaping of the surrounding Community Association land.
- (f) The owners of Lot 19 must maintain the Property in such a way that it keeps within the amenity and landscaping of the surrounding Community Association land.
- (g) There is to be no imposition or collection of levies on owners of Lot 19 in relation to the use of the Property. The Community Association is, however, to maintain public liability insurance in respect of the Property at all times.

Bennie Ross
RJBalsdon
14/1/03

SKETCH PLAN

~~Diagram "A"~~



'ABBOTSFORD HOUSE'

PROPOSED EXTENT OF EXCLUSIVE USE

45.275

1.64

(0.5)

CANAL

(UNDER CONSTRUCTION)

0.51

Per.....
Registered Surveyor

N. J. HAYES PTY LTD
CONSULTING SURVEYORS
27/99 CONDOMINE ST, BALGOWLAH 2093
FAX 9948 2443 PH. 9949 5974

REF No.

DATE

Signature
By Balson
14/1/02

