

To All Residents/Agents/Owners
Precinct Apartments

Date: 19/09/14

Dear Sir/Madam

RE: Notice of Owners Corporation Rules

We have been instructed by the Committee of the Precinct Owners Corporation to advise all Residents that the Owners Corporation have Rules in order to provide a safe environment, foster community living while promoting the upkeep of the external façade and appearance of the building to ensure you maintain the value in your investments.

Please note the following:

All Residents are able to hang their washing in windows or on balconies on clothes lines/hangers that do not exceed the height of your glass balustrades or metal fences **between the hours of 7pm to 6am daily**. This will allow the building to look respectable during the day and maintain safety due to the area being susceptible to high winds.

No washing or any portable clothes lines/hangers are allowed on any balconies or inside apartment windows, visible from the exterior of your apartment, irrespective of building level, during the hours of 6am to 7pm.

No fixed clothes dryer structures to be installed on any balcony.

Balconies are not places to store any household items, tools, materials, racking, or boxes of personal items; they can be furnished with outdoor tables and chairs, maintained plants and BBQ's.

You are not allowed to affix anything to the inside or outside of the exterior glass windows.

Residents with pets must look after, control and clean up after them. Any Resident that has dog/s that are continually barking or defecating or urinating on the Common Areas will be served notice to have them removed.

Please ensure you do not place any Bottles or Glasses on Balcony balustrading that could be accidentally knocked down onto the apartments below terraces. This is a major liability and safety issue for the below residents.



All Residents are being given 48Hrs notice to rectify their property or habits in accordance with the rules including any existing breaches before formal letters of Breach of Owners Corporation Rules will be served.

The Owners Corporation will issue breach notices if any of the above are not complied with. The issuance of 3 breach notices allows the Owners Corporation to proceed to VCAT. If renting, VCAT action holds with it the consequence of having your lease cancelled if you fail to comply with the 3 formal breach notices.

The Committee hope that no Breach Notices will need to be served and that we all can live in a harmonious Community.

Yours Sincerely,

Precinct Owners Corporation