



2018

SUMMARY OF THE BY-LAWS AND RULES FOR RESIDENTS AND LETTING AGENTS

The following is a summary of the most important matters in regard to the environment and management within Hope Island Resort (HIR) as a guideline for you.

REPAIRS AND MAINTENANCE

In order to maintain the high standards of our environment, all residents are required to maintain in good condition, all fences, walls, windows, gates, walkways and driveways, including keeping all lawns and garden areas clean and tidy with hedges trimmed, gardens weeded and lawns regularly mowed.

VEHICLES/WATERCRAFT/ SPORTING EQUIPMENT/PARKING

Vehicles (including, but not limited to, motor homes, trailers, caravans, motor cycles, buggies) are not permitted to be parked or stored on common property including on streets and nature strips, which includes the area of land from the letterbox to the road gutter or common parking areas. Further, that mobile homes, trailers and caravans are not permitted to be stored or parked permanently on owner's property. Wherever possible, all other vehicles should only be parked in garages, marked parking areas, on driveways or behind screened enclosures so they are not visible from the outside of the premises.

Boats and all other watercrafts are not permitted to be parked or stored on any property within the Resort other than on or alongside private pontoons.

Commercial vehicles are not permitted to be parked or stored on any property, (other than within the owner's garage) other than for the purpose of commercial deliveries.

Garages should only be used for vehicle parking, *NOT* storage of commercial goods. No sporting equipment is permitted to be parked or stored on owner's property without prior written approval of the appropriate Residential Body Corporate (RBC).

PETS

The keeping of animals on properties varies between residential areas within HIR, and an application to the relevant Body Corporate for approval is essential. Failure to do so could result in the animal(s) being removed.

Details relating to each Body Corporate are shown in the below table:

Body Corporate	Animal By-law
7th Fairway	One dog and cat. Second dog or cat with approval.
Ellensbrook	One dog and cat. Second dog or cat with approval.
Fairway Island	One dog and cat. Second dog or cat with approval.
Gracemere Gardens	One dog and cat. Additional animals with approval only.
Gracemere Island One	One dog and cat. Second dog or cat with approval.

Body Corporate	Animal By-law
Gracemere Island Two	One dog and cat. Second dog or cat with approval.
Gracemere Island Three	One dog and cat. Second dog or cat with approval.
Gracemere Quays	One dog and cat. Second dog or cat with approval.
Gracemere Quays North	One dog and cat. Second dog or cat with approval.
Gracemere Waters	One dog and cat. Second dog or cat with approval.
Gracemere Waters North	One dog and cat. Additional animals with approval only.
Harbour Village Mansions	One dog and one cat with approval.
Hope Island Marina	With approval only. Not more than one cat or one dog.
Magnolia Gardens North	One dog with approval. No cats.
Magnolia Gardens South	One dog. Additional animals with approval only.
Magnolia Gardens West	One dog with approval. No Cats.
Magnolia Greens North	With approval only.
Magnolia Greens South	One dog under 10kg with approval.
Magnolia Greens West	No animals.
Marina Houses	One dog and cat.
Palisades Apartments	One dog or one cat under 10kg with approval.
Pavilions HIR	One dog and cat.
Residences at the Peninsula	With approval only.
Riverleigh Gardens	Two dogs and two cats.
Rosebank	One dog and one cat.
Rosebank South	One dog and cat. Second dog or cat with approval.
Stillwater	One dog or one cat under 7.5kg with approval.
The Lakes East	One dog and one cat with approval.
The Lakes North	One dog and/or one cat with approval.
The Lakes South	One dog and one cat with approval.
The Lakes Views	One dog and one cat with approval.
The Lakes Waters	One dog and one cat with approval.
The Links	One dog or one cat under 10kg with approval.
The Palladian	With approval only.
Villa Casablanca	With approval only.

RBC's may, from time to time, amend their By-laws. Please ensure to check with your local Strata Manager what the current By-law applicable to animals is for your RBC.

Animals should have a conspicuous tag showing resident's contact details. Cats must be fitted with a bell. If being exercised, dogs and cats must be on a lead, and owners should be responsible and pick up any mess left by the animals. Animals are not permitted to wander at large throughout the Resort. Any animal found wandering loose may be restrained until collected by an officer of the Pound, particularly if it has no identification tag.

Ideally, residents should notify the Body Corporate Manager if they have a dog so that their records can be kept up to date and it helps in the event of an animal escaping its yard, etc. All dogs must be registered with Gold Coast City Council (GCCC) and wear the issued ID tag. The keeping of all other animals must conform to the conditions clearly set down by GCCC and if in doubt, check with your RBC.

PRIOR TO MAKING ANY CHANGES TO YOUR PROPERTY

Residents should ensure that any changes to their home have firstly been approved by the Architectural Review Authority (ARA), including (but not limited to):

- refurbishment of landscaping;
- repainting a residence;
- extensions or alternations to a home;
- enclosure of verandas or balconies;
- construction of a pergola;
- erection of shade sails, blinds and awnings;
- installation of a swimming pool or mooring;
- addition of solar panels; and
- large apparatus such as trampolines, play centres.

In some cases, the ARA will refer the application to the local RBC for review and comment. If in doubt, please check with your RBC or Cambridge Management Services Pty Ltd (CMS) before proceeding.

NUISANCE

Residents are not allowed to carry on any noxious or offensive trade or noisy activity which may be or may become an annoyance or nuisance to any neighbours. This can include things such as loud music, noisy motor vehicles, guests leaving/arriving after 11:00pm and the like.

USE OF MOTORISED BUGGIES WITHIN THE RESORT

All buggies being driven on a road or buggy path within the Resort must be registered and have third party insurance against personal injuries and property damage. Under the provisions of the Traffic Act and regulations, all persons driving a registered buggy are required to hold a current driver's licence. This means underage and unlicensed children should not be permitted to drive buggies as they can be charged by Queensland Police and would not be covered by any third party insurance. It is a criminal offense to drive a registered vehicle without a license.

SECURITY

For the safety and security of all residents, HIR Security operates 24 hours a day, 7 days per week. The security personnel constantly patrol the Resort and control room operators respond to alarms, access requests and monitor activities throughout the Resort via closed circuit television.

You are able to contact HIR Security for;

- assistance with your CATV alarm system;
- access authorisations for your visitors and contractors;
- to advise of your departure and return dates for time away from home; and
- to report a security issue, or for any other issue regarding the security of your home.

MOORINGS/BOATING/FISHING

The waterways around HIR are private waterways. Only proprietors with a private mooring are permitted to allow a boat to enter the waterways and/or moor any boat in any waterway. All boats must only travel around the waterways at a speed of four (4) knots. Fishing boats are not allowed in the waterways. Trawling for fish is not permitted in the waterways.

WALKING, CYCLING, JOGGING AROUND THE RESORT

The Resort is for all to enjoy. It should be noted that The Links Hope Island (Golf Club) is on private property and as such residents should keep to the perimeter roadways only and not go through the golf course itself, especially between the hours of play (6:00am to dark).

If in doubt or you are unsure about any restrictions, please check with your RBC.

Hope Island Resort Principal Body Corporate