



## Obligations of the Owner

### **REPAIRS AND MAINTENANCE**

Owners are required to maintain to a **high** standard all fences, building walls, gates, walkways, driveways, pontoons and all landscaping (where the property is a standalone house). This may include, but is not limited to, regular pressure cleaning of buildings, driveways and fencing (to prevent the build up of mold), scheduled repainting works of a dwelling, engaging a regular contractor to mow grass, remove weeds, re-mulch garden beds and trim back overgrown vegetation or hedging.

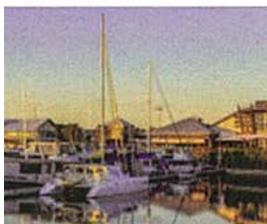
### **NATURE STRIPS**

Depending on where the property is located, the Hope Island Resort (HIR) Principal Body Corporate (PBC) or Primary Thoroughfare Body Corporate (PTBC) may own the nature strip in front of the property, similar to a house outside of the Resort whereby the Council would own this land. The difference being, the PBC/PTBC engages their own landscape maintenance contractor to frequently mow their nature strips. This contractor **will not** enter the Owners property to conduct any landscape works, including additional mowing. This contractor also cannot be engaged privately by an Owner. If an Owner wishes to have their own lawn mowed at the same time as the nature strip, they can be removed from the Resort mowing schedule at their request and attend to the nature strip themselves.

### **PONTOONS**

Whilst the waterways are owned by the PBC/PTBC, the Owner has been granted a licence to have their own pontoon in the waterway, for their own personal use. Pontoons remain the responsibility of the Owner to maintain and must be kept in a state of good repair.

Compliance with the above ensure Hope Island Resort remains one of Australia's premier residential communities



*Everything You Need, Want and Love*

*For further information, visit [www.hir.com.au](http://www.hir.com.au)*



## Obligations of the Resident

### VEHICLES/WATERCRAFTS

Vehicles (including, but not limited to, motor homes, trailers, boat trailers, caravans, motor cycles, golf buggies) are not permitted to be parked or stored on common property, nature strips, the roadway, visitor parking bays or anywhere that is visible in front of the property. Wherever possible, all other vehicles should **only** be parked in garages, marked visitor car spaces or on driveways. Boats and all other watercrafts (including jet-skis) are not permitted to be parked or stored anywhere other than in garages or alongside private pontoons.

### 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 before moving into Hope Island Resort. Failure to do so could result in the animal(s) being removed. 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.

### USE OF MOTORISED BUGGIES

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.

### SERVICES

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 when walking/exploring and not go through the golf course itself, especially between the hours of play (6:00am to dark).

Your home receives courtesy waste collection services and you are not required to leave your bin on your nature strip. Please ensure your waste bins remain behind unlocked side gates (or designated communal bin areas) on collection days and that any dogs are restrained. Please also ensure your bin is not over-filled or filled with the incorrect materials, or your bin may not be collected.

The Resort is monitored 24/7 by trained security personnel and your home is fitted with an integrated security system. Please ensure your panic alarm is used **for emergencies only**.

### 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, barking dogs or guests leaving/arriving and the like.

