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MELBOURNE INNER CITY
MANAGEMENT
365 QUEEN ST
3000

20115 2001 9-R \$77 7839001F

CODE 7792 W

Form 3

DY LETTER

Reg 406, 907 Subdivision (Body Corporate) Regulations 1989
SUBDIVISION ACT 1988

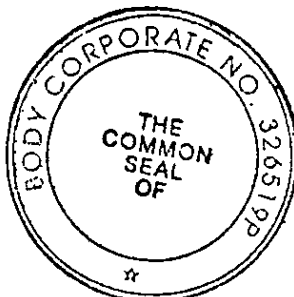
NOTIFICATION OF CHANGE OR ADOPTION OF RULES

To The Registrar

WILLSMERE BODY CORPORATE PS 326519 P

Attached is a copy of the Special Rules adopted by the Body Corporate under
Regulation 407 of the Subdivision (Body Corporate) Regulations 1989.

Dated this 16th day of August 1995.




The Common Seal of Willsmere Body Corporate PS 326519 P is hereto affixed in
accordance with regulation 618 of the Subdivision (Body Corporate) Regulations
1989 in the presence of MELBOURNE INNER CITY MANAGEMENT as the
Managing Agent.

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 Natural Resources and Environment
AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

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WILLSMERE PS 326519 P

RULES UNDER REGULATION 407 OF THE SUBDIVISION (BODY CORPORATE) REGULATIONS 1989.

AT ANY AND ALL PLACES IN THESE RULES WHERE IT REFERS TO THE *BODY CORPORATE* IT MAY ALSO MEAN A *COMMITTEE OF MANAGEMENT* OR A *MANAGING AGENT* THAT HAVE BEEN DULY APPOINTED AND DELEGATED BY THE *BODY CORPORATE* TO ASSUME CERTAIN POWERS AND DUTIES OF THE *BODY CORPORATE* AND IN PARTICULAR TO SET THE TERMS AND CONDITIONS REFERRED TO IN ANY OF THE RULES CONTAINED HEREIN.

WHEREVER CONSENT IS REQUIRED FOR THE DOING OF AN ACT OR THING, THEN SUCH PROVISION SHALL BE DEEMED TO BE SUBJECT TO A PROVISIO TO THE EFFECT THAT SUCH CONSENT SHALL NOT BE UNREASONABLY WITHHELD AND TO A FURTHER PROVISIO THAT SUCH CONSENT SHALL NOT BE GIVEN IF THE USE OR ENJOYMENT OF ANY OTHER MEMBER OR OCCUPANT OF HIS LOT OR THE COMMON PROPERTY WOULD BE UNREASONABLY PREJUDICED OR AFFECTED THEREBY.

1. Interpretation/Definitions:



"Act" means Subdivision Act 1988.

"Body Corporate" means Body Corporate Number PS 326519P

"Building" means all and any buildings, structures or improvements comprised in the Development.

"Common Property" means any common property described on the Plan of Subdivision.

"Conservation Plan" means the Conservation Policy, Management and Maintenance Plan as required in Schedule A of the Historic Buildings Council Permit No. 1816.

"Development" means all the land and improvements comprised in Plan of Subdivision No. PS326519 P and known as Willsmere.

"H. B. C." means the Historic Building Council of Victoria.

"Lot or Lots" means a Lot or Lots on the Plan of Subdivision.

"Member" means an owner of a Lot on the Plan of Subdivision.

"Occupier" means any person occupying or in possession of a Lot on the Plan of Subdivision and can include a member.

"Plan of Subdivision" means Plan of Subdivision No. PS 326519 P.

"Proprietor" means a Member of the Body Corporate.

"Regulations" means the Subdivision (Body Corporate) Regulations 1989.

2. Use:

A member must not, and must ensure that the occupier of a member's lot does not -

- (a) use the common property or permit the common property to be used in such a manner as to unreasonably interfere with or prevent its use by other members or occupants of lots or their families or visitors.
- (b) use or permit a lot affected by the Body Corporate to be used for any purpose which may be illegal or injurious to the reputation of the development or may cause a nuisance or hazard to any other member or occupier of any lot or the families or visitors of any such member or occupier.
- (c) use any of the common area recreational facilities such as the Meeting Room, Gym, Swimming & Wading Pools, Tennis Courts, Putting Green, Bowling Green, etc. for any purpose other than specified by the Body Corporate and all such use shall be in a thoughtful manner and with due and proper care and in accordance with posted regulations.
- (d) use or occupy any lot or lots or any part thereof as a shop or other place for carrying on any trade or business.
- (e) use or occupy any lot or lots for a use or in a manner that would contravene any planning regulations, requirements or restrictions placed on the Plan of Subdivision.

3. Vehicles, Driveways, and Car Parking Areas:

A member must not, and must ensure that the occupier of a member's lot does not -

- (a) drive or operate any motor vehicle on any internal road surface in excess of 15kph.
- (b) park or leave a vehicle on the common property so as to obstruct a driveway or entrance to a lot or in any place other than in a parking area specified for such purpose by the Body Corporate.
- (c) permit bicycling, roller blading, skate boarding, roller skating, ball games in the car parking areas, driveways, or access pathways or common property unless in accordance with a specified recreation area.
- (d) use any carparking space otherwise than for the purpose of parking any motor vehicle or motor cycle or boat therein and then in such manner as may be fair and reasonable or permit any mechanical repairs, except of an emergency nature, be performed on any vehicle so parked.
- (e) park, either for short or long term time periods, any Occupier's vehicle in any carpark space, driveway, visitor parking areas and in all instances never in the Carriageway outside the main entry on the south side of the property except in the space or spaces as delineated on title as belonging to each individual lot.
- (f) interfere with the operation, function or control of the electronic vehicular gates.

(g) allow any visitor, invitee or non-resident to park in any area except in the Visitor's Carpark or in areas designated for Visitor's Parking along the roadway or Carriageway on the southside of the property and then not for a period in excess of six (6) hours without the express permission of the Body Corporate or its representative.

(h) obstruct any easement giving access to any lots or to Common Property for any purpose other than the reasonable ingress to and egress from an Occupiers respective lot; or

(i) wash any vehicle in any area except the designated "Car Wash" facility located in the northwest corner of the development and restore said area to a neat and clean condition after use.

(j) allow any build up or discharge of oil or any other fluids from any parked vehicle and must ensure that all vehicle parking surfaces are cleaned and any oil, grease and fluids of any kind are removed immediately upon notice of same or notification of build up by the Body Corporate.



4. **Noise:**

A member must not, and must ensure that the occupier of a member's lot does not -

(a) create upon the Members lot any noise likely to be objected to or which would be likely to interfere with the peaceful enjoyment of the Proprietor or Occupier of another lot or of any person lawfully using common property, in particular:

(i) not to hold or permit to be held any social gathering in his or her lot which is likely to cause any such noise as set out above; and

(ii) not permit any piano or other musical instrument to be practiced or played upon, or any avoidable noise to be made, in his or her lot between the hours of 10:00 p.m. and 8:00 a.m.; and

(iii) not to hold any social gathering or create any noise likely to be objected to in the common areas or on balconies, patios or gardens between the hours of 11:00 p.m. and 8:00 a.m.; and

(iv) not allow radios, radiograms, television sets, stereos, CD players or the like to cause any such noise as set out above.

(b) annoy other Members or Occupiers with avoidable noise in a lot or on any area of common property and must ensure that any such noise is minimised by closing all doors, windows and curtains of his or her lot and also such further steps as may be within his or her power to effect; and

(c) allow guests to leave or Members or Occupiers to leave or return to a lot after 11:00 p.m. without making sure they do so in a quiet and orderly manner as to not cause an annoyance or disturbance to any other Members or Occupiers.

5. **Animals:**

A member must not, and must ensure that the occupier of a member's lot does not -

(a) keep any animal on a lot affected by the body corporate or the common property after being given notice by the Body Corporate to remove such animal after the Body Corporate has resolved that the animal is causing a nuisance.

(b) exercise any animals on common property or allow any animal to roam freely on common property.

(c) fail to clean up after any animal debris or make good damage to any common property.

6. **Signage:**

A member must not, and must ensure that the occupier of a member's lot does not -

(a) display any placard advertisement or sign for any reason or purpose whatsoever without the prior written consent of the Body Corporate.

7. **Balconies, Patios, Garden Areas and Any Exterior Building Surfaces:**

A member must not, and must ensure that the occupier of a member's lot does not -

(a) hang clothes, store bicycles or other articles on the balconies, exteriors of the units/apartments or on any other common area or property except on the clotheslines and in the areas designated for that purpose by the Body Corporate.

(b) store or keep on the common property or any part thereof any materials or goods including bicycles and other items except in designated areas and subject to terms and conditions set forth in writing by the Body Corporate.

(c) install any flywire screen, awning, security door, or any other exterior fixture or fitting without first having obtained written permission to do so from the Body Corporate and provided that said permission complies with the standards established by the Body Corporate or as required by the Historic Building Council.

(d) keep any plants, planter boxes or pots on any balcony, terrace, patio or in garden areas that are not maintained in good health and condition and that are offensive in appearance to other Occupiers and further that the size and type of plant shall not extend beyond the boundary of the lot or obstruct the views from another lot or interfere with the use and enjoyment of their lots by the Occupiers of those lots. Care must be taken when watering or cleaning to ensure minimal disturbance to other lots.

(e) construct or erect any sheds, kennels or structures of any nature or description on any terrace, patio, balcony or in garden areas without having first obtained the written consent of the Body Corporate and/or the Historic Building Council and building regulations or planning laws. Members are responsible for any costs involved in breaching this rule.

8. **Common Facilities:**

A member must not, and must ensure that the occupier of a member's lot does not -

(a) breach any Rules & Regulations (which are attached and made a part hereof and may be interpreted from time to time by the Managing Agent Corporate) pertaining to each

common facility and not remove any item, equipment or other such things that are and shall remain the property of the Body Corporate from any facility for any reason whatsoever.

(b) access or use the Tennis Courts or Meeting Room without observing the scheduling requirements pertaining to each such facility.

(c) invite more than 4 visitors per unit for the use of any of the recreational facilities without first having obtained the consent of the Body Corporate.

(d) abuse, obstruct or in any way alter or use any historic structure or feature including but not limited to the Privies, historic landscape features and historic walls for any purpose whatsoever except as intended and designated by the Body Corporate and/or Historic Building Council and shall at all times use them with due and proper care to ensure their continued preservation.



9. **Roof & Roof Spaces:**

A member must not, and must ensure that the occupier of a member's lot does not -

(a) access in any way or for any reason any roof space, including carport rooves, or go on to any roof for any purpose whatsoever except when accompanied by the designee of the Body Corporate.

(b) store any materials, goods or things of any nature whatsoever in any roof space.

(c) notwithstanding the access restrictions stated herein, fail to accept full and sole responsibility for the maintenance, repair, upkeep and replacement of any items of plant or equipment such as a hot water service, gas or other meters servicing a particular unit that are located or situated within any roof space.

10. **Rubbish:**

A member must not, and must ensure that the occupier of a member's lot does not -

(a) deposit household rubbish and recyclables in any other receptacles or in any other part of the common property except inside the bins that are allocated for each unit and located in the bin enclosures adjacent to the carpark spaces in the perimeter of the common property.

(b) deposit any items or articles of rubbish including but not limited to garden refuse and any items of a non-household nature or furnishings, fittings or fixtures into any receptacle except as may be provided from time to time by the Body Corporate or the Council as approved by the Body Corporate as separate collection receptacles for items of this nature.

11. **Damage & Repairs:**

A member must not, and must ensure that the occupier of a member's lot does not -

(a) damage, deface, or obstruct in any way or for any purpose whatsoever any driveway, pathway, stairway, landing or any other Body Corporate property located on, in or attached to the common property, **PROVIDED FURTHER** that if the Body Corporate expends money to make good damage caused by any Member or tenants, guests, servants, employees, agents, children, invitees or licensees of the Member of any of the lots, the Body Corporate shall be

entitled to recover the amount so expended as a debt in any action in any Court of competent jurisdiction from the Owner of the lot at the time when the damage occurred.

(b) fail to properly inform the Body Corporate within twenty-four (24) hours of any damage to property which may be subject of a claim against the Body Corporate building and/or public liability insurance policy.

(c) interfere with or attempt to redirect any maintenance works being attended to by tradespersons or others who have been appointed by the Body Corporate specifically for work being undertaken.

(d) interfere with the operation, function or control of any of the common property fixtures, fittings or equipment, including but not limited to all pedestrian security gates, pedestrian entrances, exterior lighting, fire controls, landscape features and structures including the sprinkler system and any facility controls or equipment.

(e) commit, perform or cause any manner or any act on any lot or lots or on the common property so as to commit or cause any breach of any Act of Parliament or any regulation, permits, by-law or order made by any Municipal, Statutory, Government or other Authority authorised by law to make such regulation, by-law or order or issue such permits.

(f) store any inflammable liquid or chemical in the lot or any part of the common property nor suffer to be done any act or thing whereby any policy of insurance on the buildings and other improvements in the parcel or any part thereof may be invalidated or become void or voidable or which may render any increased premium payable in respect of such insurance.

12. **Relocations, Deliveries, Tradesman:**

A member must not, and must ensure that the occupier of a member's lot does not -

(a) give less than twenty-four (24) hours notice to the Body Corporate or its representative before any furniture, fittings or equipment may be moved in or out of any lot and the moving of same must be done in a manner and at the time directed by the representative of the Body Corporate PROVIDED THAT nothing herein shall restrict the movement of such items if they can be safely and adequately moved by one person and are of a nature such that damage will not be occasioned to any items of Common Property or of property belonging to the Member or Occupier of any other lot.

(b) damage, obstruct or interfere with the internal pathway/walkway system or any of the landscape areas or garden beds when moving or removing said furnishing.

(c) use or authorise the use of any moving or removalist vehicles and/or tradespeople, deliveries of any nature and any subsequent equipment on the internal pathways without prior written consent from the Body Corporate as to the appropriate paths to be employed in accessing each unit.

(d) arrange for tradespersons (except in emergencies) of any nature or kind to perform works to be accomplished except during normal working hours, 8:00 AM to 6:00 PM, and there shall be no work done by tradespeople on weekends or public holidays or without supervision and at the sole responsibility of the member so arranging.

(e) arrange for deliveries of any kind or nature unless the member or designee is at or on the premises to accept and arrange for same at each members sole cost and liability.

13. **Behaviour of Invitees:**

A member must not, and must ensure that the occupier of a member's lot and all of their respective guests, visitors, and invitees of any kind and for any purpose whatsoever does not -

(a) behave in a manner likely to interfere with the peaceful enjoyment of the Owner or Occupier of another lot or of any person lawfully using the common property.

(b) fail to accept liability for and compensate the Body Corporate in respect of all damage to the common property or personal property vested in it caused by any such Owner, Occupier or their invitees.

(c) fail to inform and require compliance of all Body Corporate Rules & Regulations on any Owner, Occupier (including any occupier subject of a lease or license agreement) guests, servants, employees, agents, children, invitees, licensees or persons coming upon the lot or the common property with the consent or approval (actual or implied) of such Owner or Occupier.

(d) grant access to any and all visitors, invitees, tradespeople, delivery persons, service providers, and any non-resident whomsoever, except in the case of an emergency, through the Security Entrance located in the Main building on the southside of the property.



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**BODY CORPORATE PLAN NO. PS 326519 P
SCHEDULE 3 (Contract of Sale) RULES - HISTORIC BUILDINGS COUNCIL**

These following rules have been passed by the Body Corporate in order to comply with permit No. 1816 issued by the *Historic Building Council* ("the HBC") with respect to the land comprised in the Plan of Subdivision and to also ensure the preservation and maintenance of the common property and common areas of the historical Willsmere site being the whole of the land comprised in the Plan of Subdivision.

This rule and all of the rules in this Schedule 3 shall not be able or capable of being varied or amended in anyway whatsoever by the Body Corporate or the committee save and except where the HBC has consented in writing to any such variation or amendment.

The Body Corporate does by this rule covenant with and undertaken to the HBC that it will NOT permit, consent to or allow any member, except as provided or permitted by the said permit no. 1816 issued by the HBC to:

- (a) Make any alteration, additions, change or variation structural or otherwise to the exterior of any buildings, structure, patio, covered walkways, paths or other improvements situated within the Plan of Subdivision land and that such prohibition shall without limiting the generality of the foregoing extend to repainting all or any part of the exterior, adding window boxes, aerals, antennae, reception dishes, chimneys, flues, pipes, airconditioning equipment, roof lights, signs, lights, blinds, awnings, climbing plants, barriers, attachments to window glass and doing any work, act or thing of any nature or description which requires the penetration of, attachment to or removal of any part of the walls or roof of any building, structure or improvements, and
- (b) Make any alteration, change or variation of any nature whatsoever structural or otherwise to the interior of any part of any building, structure or improvements situated on or within the Plan of Subdivision, including any cuboid steel plate tanks located within any part of the Plan of Subdivision, and
- (c) Make any alterations, changes or variation of any nature or description to any part of the gardens comprised within the Plan of Subdivision including without limiting the generality of the foregoing, the removal of any existing plants or vegetation or parts thereof and the planting of any new plants, and
- (d) Store or place within the patio areas, or covered walkways any goods or things save for a modest sized outdoor furniture setting and a modest number of pot plants, so that they shall not be unsightly or cluttered in appearance.

UNLESS the HBC's prior written consent thereto has been obtained.

All members hereby covenant with and undertake to the Body Corporate that they will NOT do any of the act and things prohibited by these special Historic Building Council rules unless they have obtained the Body Corporate's, the Committee's or the HBC's written approval and consent thereto.

The Body Corporate and all members shall at all times comply with the terms and conditions of the HBC permit no. 1816 a copy of which has been provided to each member and which is permanently available for inspection from the Body Corporate, the Committee or from the Caretaker.

The Body Corporate and the members shall do all such acts and things and/or refrain from doing any acts or things that may be required to be done or refrained from being done in order to implement and/or carry out the Conservation Policy Management and Maintenance Plan ("the Conservation Plan") which has been prepared and which will be in existence at the date of the passing of these rules with respect to the whole of the Willsmere site and in so far as it effects any part of the common property or common areas.

The Body Corporate shall immediately commission an expert being a Conservation Architect ("the Architect") who shall be approved by the Director of the HBC to advise on the Conservation Plan and to assist in its implementation. The Architect shall be required by the Body Corporate to devise the method and manner of implementing the Conservation Plan, the first stage of which shall be implemented and carried out within six months. The Body Corporate shall at all times work with and co-operate with the HBC in the implementation and carrying out of the Conservation Plan and shall always seek the HBC's prior approval to any changes or variations to the Conservation Plan.

Prior to the end of each calendar year from the date of the initial Conservation Plan, the Architect shall be requested by the Body Corporate to update the Conservation Plan and to advise on that preservation and/or maintenance works are required or need to be carried out on the common areas for the following twelve months and such update plan shall cover, all designated structures on the HBC register and all land and soft landscape items ("the yearly CP plan").

The Body Corporate shall set aside a sum of not less than \$7,000.00 out of its funds to meet the costs of employing the Architect to prepare the yearly CP plan and to carry out whatever inspections may need to be done and employ such other experts as the Architect may decide need to be engaged in order to prepare the yearly CP plan. The aforesaid sum of \$7,000.00 shall be adjusted annually in accordance with the percentage movement in the Consumer Price Index for all groups Melbourne and the Body Corporate shall if it deems appropriate request the HBC to agree to a reduction in the sum. If the whole of said sum of \$7,000.00 is not required or used for the preparation of the yearly CP plan, then any excess shall be applied by the Body Corporate towards the costs and expenses of implementing any recommendations under the yearly CP plan or plans.

The in order to provide a source of funds to carry out and execute any recommendations under the Conservation Plan and including the works program of cyclical maintenance and replacement, a sinking fund shall and is hereby established ("the sinking fund"). Each member shall pay within 30 days of being requested to do so by the Body Corporate an initial contribution of \$300 per annum to the sinking fund. The member contributions to the sinking fund shall be reviewed at such times as the Body Corporate shall determine. All or any part of the sinking fund shall be able to be used and applied for whatever purposes the Body Corporate shall determine. No member shall be entitled to a refund of any monies paid into the sinking fund.

A member must not, and must ensure that the occupier of a member's lot does not -

- (a) alter, change or interfere with the Library Archive Centre; or
- (b) do damage, interfere with, or destroy any part of the Library Archive Centre area or the documents stored therein; or
- (c) conduct themselves and their invitees in a manner inconsistent with normal library conduct; or



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- (d) remove any documents stored within the Library Archive Centre; or
- (e) gain access to the Library Archive Centre except:
 - (i) by appointment with the Body Corporate;
 - (ii) supervised by a duly qualified person whose services shall be paid for and provided by the persons seeking such view and examination;
 - (iii) Subject to whatever conditions the Body Corporate may determine to ensure that it is protected from any liability for any loss or injury that may occur from such view or examination.
- (f) obstruct or interfere with the tours of the grounds or the public's access to the Library Archive Centre or any of the other areas of the common property requested or required to be opened for viewing and agreed upon between the Body Corporate and the Historic Building Council, providing that:
 - (i) the HBC be entitled to a maximum of two guided tours per year but the Body Corporate may conduct more than two as it shall deem appropriate; and
 - (ii) the Body Corporate will organise, employ the services of such tour operators or other persons it shall deem necessary, bear the costs and shall be entitled to charge such fee as it shall deem fair and reasonable to each member of the public attending such tour; and
 - (iii) tours shall be only of common areas agreed between the HBC and the Body Corporate and shall always include:
 - the Library Archive Centre
 - the interior Bluestone Dungeons
 - the interior of the most intact Privy
 - the interior of the Fever Tents

WILLSMERE

BARBEQUE AREA

RULES & REGULATIONS

- * **HOURS OF USE - 10:00 AM TO 10:00 PM**
- * **RESTRICTED USE - RESIDENTS AND THEIR GUESTS ONLY
(GUESTS ARE LIMITED TO 6 PER UNIT/APARTMENT
WITHOUT PRIOR WRITTEN CONSENT)**
- * **NOISE, RADIO VOLUMES SHOULD BE KEPT AT A
REASONABLE LEVEL - PLEASE LOWER VOLUMES IF
REQUESTED**
- * **ADULTS ONLY ARE ALLOWED TO LIGHT BARBEQUES**
- * **DO NOT LIGHT THE BARBEQUE WITH THE LID ON**
- * **DO NOT REPLACE THE LID UNTIL THE PLATE IS COOLED**
- * **REMOVE ALL EQUIPMENT, FOOD, UTENSILS, ETC. FROM
THE AREA WHEN VACATING**
- * **THE BARBEQUE PLATES, LIDS AND SIMILAR SURFACES
AS WELL AS TABLETOPS AND BENCHES ARE TO BE
CLEANED PRIOR TO VACATING THE AREA**
- * **BINS ARE PROVIDED FOR REFUSE AND RECYCLING
ADJACENT TO THE BARBEQUE AREAS - PLEASE USE
APPROPRIATELY AND LEAVE THE AREA CLEAN AND
TIDY REPLACING ALL FURNITURE AND EQUIPMENT
IN THEIR ORIGINAL, INTENDED POSITIONS**



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WILLSMERE

MEETING ROOM

RULES & REGULATIONS

- * **HOURS OF USE - 8:00 AM TO 10:00 PM**
- * **RESTRICTED TO RESIDENTS AND THEIR GUESTS ONLY
CHILDREN UNDER THE AGE OF 10 MUST BE
ACCOMPANIED AND SUPERVISED BY AN ADULT**
- * **BOOKINGS REQUIRED PRIOR TO USE BY REGISTERING
TIMES, DATES AND NUMBERS IN ATTENDANCE WITH
THE BODY CORPORATE**
- * **NO FOOD PREPARATION OR COOKING ALLOWED**
- * **NO FLAME PRODUCING APPLIANCE OR DEVICE OF ANY
SORT IS ALLOWED ON PREMISES AT ANY TIME**
- * **ONLY APPLIANCES FOR HEATING WATER OR FOR
WARMING OR CHILLING FOOD AND BEVERAGES ARE
TO BE USED AND MUST BE SUPPLIED BY THE USERS
AND REMOVED AFTER USE**
- * **FOOD AND BEVERAGE CONTAINERS AND SERVING
EQUIPMENT MUST BE REMOVED AFTER USE**
- * **ALL RUBBISH TO BE REMOVED AND ALL SURFACES
LEFT CLEAN AND TIDY WHEN VACATING**
- * **ALL EQUIPMENT AND/OR FURNISHINGS TO BE LEFT IN
THEIR ORIGINAL, INTENDED POSITIONS**
- * **NOISE AND RADIO VOLUMES ARE TO BE KEPT AT A
REASONABLE LEVEL - PLEASE LOWER VOLUME WHEN
ASKED**

WILLSMERE

GYM

RULES & REGULATIONS

- * **HOURS OF USE - 6:00 AM TO 10:00 PM**
- * **RESTRICTED TO RESIDENTS ONLY - NO VISITORS OR CHILDREN UNDER THE AGE OF 15 ALLOWED
EXCEPTION THAT CHILDREN UNDER 15 ALLOWED IF SUPERVISED BY AN ADULT**
- * **GLASS OR BREAKABLE OBJECTS ARE NOT PERMITTED**
- * **ALL PERSONAL EFFECTS MUST BE REMOVED WHEN VACATING THE PREMISES - THERE IS NO SECURITY ASSUMED OR PROVIDED IN THE GYM - KEEP ALL VALUABLES WITH YOU AT ALL TIMES**
- * **EQUIPMENT IS FOR THE BENEFIT OF ALL ADULT RESIDENTS - PLEASE RESTRICT YOUR WORKOUTS TO A REASONABLE LENGTH OF TIME**
- * **RADIO VOLUMES SHOULD BE LEFT AT A REASONABLE LEVEL - PLEASE LOWER VOLUME IF ASKED**
- * **NO EATING OR FOOD OF ANY KIND IS PERMITTED**
- * **PLEASE CLOSE AND LOCK THE DOOR AND TURN OFF ANY AND ALL LIGHTS OR EQUIPMENT WHEN YOU FINISH YOUR WORKOUT**



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WILLSMERE

BOWLING GREEN

RULES & REGULATIONS

- * **HOURS OF USE - 9:00 AM TO DUSK**
- * **RESTRICTED TO RESIDENTS AND THEIR GUESTS
NO CHILDREN UNDER THE AGE OF 10 ALLOWED**
- * **FLAT, SMOOTH SOLED, NO HEELED SHOES ONLY TO BE
WORN ON BOWLING GREEN SURFACES**
- * **NO SMOKING PERMITTED ON THE GREEN SURFACES**
- * **NO EATING OR DRINKING ALLOWED ON THE GREEN
SURFACES**
- * **NO GLASS BOTTLES OR OBJECTS PERMITTED IN THE
AREA**
- * **ALL EQUIPMENT AND PERSONAL EFFECTS MUST BE
REMOVED UPON VACATING THE PREMISES**

WILLSMERE

PUTTING GREEN

RULES & REGULATIONS

- * HOURS OF USE - 8:00 AM TO DUSK
- * RESTRICTED TO RESIDENTS AND THEIR GUESTS
- * CHILDREN UNDER THE AGE OF 12 TO BE SUPERVISED
- * ONLY PUTTERS AND PUTTING DEVICES ALLOWED
NO OTHER GOLF CLUBS PERMITTED
- * PUTTING RESTRICTED TO THE PUTTING SURFACE ONLY
NO CHIPPING FROM THE LAWN ONTO THE GREEN
- * NO FOOD OR DRINK OF ANY KIND ALLOWED ON THE
PUTTING SURFACE
- * NO OTHER USES OTHER THAN PUTTING GOLF BALLS
ONLY ARE ALLOWED ON THE PUTTING GREEN
- * THIS IS A SHARED FACILITY WITH NO BOOKING
REQUIREMENTS - PLEASE BE COURTEOUS WITH YOUR
USAGE AND TIME
- * PLEASE REMOVE ALL GOLF BALLS AND EQUIPMENT
WHEN VACATING THE AREA



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WILLSMERE
SWIMMING POOL, WADING POOL & CHANGING ROOM
RULES & REGULATIONS

- * **HOURS OF USE - 6:00 AM TO 11:00 PM**
- * **RESTRICTED USE - RESIDENTS AND THEIR GUESTS ONLY
(GUESTS LIMITED TO FOUR (4) PER UNIT/APARTMENT)**
- * **LIFEGUARDS ARE NOT PROVIDED - RESIDENTS AND THEIR GUESTS
SHOULD EXERCISE PROPER CAUTION AND CARE**
- * **CHILDREN UNDER THE AGE OF 10 MUST BE ACCOMPANIED AND
SUPERVISED BY AN ADULT AT ALL TIMES**
- * **ALCOHOLIC BEVERAGES ARE NOT PERMITTED**
- * **GLASS AND OTHER BREAKABLE ITEMS ARE NOT ALLOWED**
- * **ONLY SWIMWEAR ATTIRE IS ALLOWED IN THE POOLS - TOPLESS
BATHING IS STRICTLY PROHIBITED - ALL HAIRPINS ARE TO BE
REMOVED BEFORE ENTERING THE WATER**
- * **RADIO VOLUMES SHOULD BE LEFT AT A REASONABLE LEVEL
PLEASE LOWER THE LEVEL IF REQUESTED**
- * **RUBBISH BINS ARE PROVIDED ADJACENT TO THESE AREAS FOR
YOUR USE IN KEEPING THE AREA CLEAN**
- * **NO SMOKING**
- * **ANIMALS ARE NOT ALLOWED IN THE POOL ENCLOSURE AREAS
UNDER ANY CIRCUMSTANCES**
- * **DIVING, RUNNING, HORSEPLAY, BICYCLING, SKATING,
SKATEBOARDING, ROLLERBLADING AND THE LIKE IS
STRICTLY PROHIBITED IN THE POOL ENCLOSURE AREAS**
- * **INFLATABLE TOYS, RAFTS AND LIFEJACKETS ARE PERMITTED IN
THE WADING POOL ONLY**
- * **BALL GAMES OF ANY SORT ARE PROHIBITED**
- * **CHANGING ROOMS AND SHOWERS ARE FOR CONVENIENCE ONLY
AND DO NOT PROVIDE SECURITY FOR VALUABLES OR ITEMS OF
CLOTHING LEFT UNATTENDED - KEEP YOUR PERSONAL
POSSESSIONS WITH YOU AT ALL TIMES**
- * **CHILDREN UNDER THE AGE OF 8 ARE NOT ALLOWED IN THE
CHANGING ROOMS/SHOWERS OR TOILETS UNLESS ACCOMPANIED
AND SUPERVISED BY AN ADULT**
- * **GATES TO THE POOLS ARE TO REMAIN LOCKED AT ALL TIMES
ANYONE THAT RIGS OR PROPS OPEN THE GATES WILL BE
SUSPENDED FROM USING THE POOL FACILITIES**

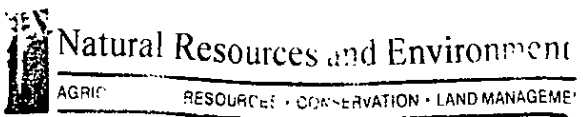
WILLSMERE

TENNIS COURTS - RULES & REGULATIONS

- * **HOURS OF USE - 8:00 AM TO DUSK**
- * **RESTRICTED USE - RESIDENTS AND THEIR GUESTS ONLY**
- * **CHILDREN UNDER THE AGE OF 12 MUST BE ACCOMPANIED AND SUPERVISED BY AN ADULT**
- * **NO OTHER GAMES OTHER THAN TENNIS ARE TO BE PLAYED ON THE TENNIS COURTS**
- * **BOOKINGS ARE REQUIRED AT ALL TIMES BY REGISTERING IN THE BOOKINGS BOOK BELOW**
- * **BOOKINGS ARE ACCEPTED A MAXIMUM OF TWO WEEKS IN ADVANCE FOR A MAXIMUM PERIOD OF TWO HOURS**
- * **NO BLOCK BOOKINGS ARE ALLOWED - ALL BOOKINGS MUST CONTAIN THE UNIT NUMBER AS WELL AS NAME OF RESIDENT INTENDING TO USE THE FACILITY**
- * **CANCELLATIONS MUST BE NOTED IN THE BOOK BY DRAWING A LINE THROUGH THE BOOKING**
- * **GLASS OR BREAKABLE OBJECTS ARE NOT PERMITTED WITHIN THE TENNIS COURT ENCLOSURES**
- * **NO EATING OR FOOD OF ANY KIND IS ALLOWED**
- * **NO PETS ARE ALLOWED ON THE TENNIS COURTS AT ANY TIME**
- * **PLEASE CLOSE AND LOCK THE GATES AND REMOVE ALL PERSONAL BELONGINGS INCLUDING TENNIS BALLS WHEN FINISHED**
- * **NO SMOKING**



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