

Village Rules

These rules form part of your Retirement Village Contract with Crowley Care.

- 1 The Resident shall not do or suffer to be done any of the following:
 - a. Use the premises otherwise than for the purpose of a residence for himself and such other person as may be approved in writing by the Management in their absolute discretion.
 - b. Make any alteration or addition in or to the premises or to the gas, water or electricity supply or any of the Management's fittings.
 - c. Install any television antennae without the written consent of the Management.
 - d. Bring to or do or keep anything on the premises which shall increase the rate of fire insurance on the building containing the premises or which may conflict with the laws or regulations relating to fires or any insurance policy on such building or regulations or ordinances of any applicable authority for the time being in force.
 - e. Erect or construct in or upon any part of the exterior of the premises or on the roof, chimney or parapet thereof any erections or structures whatsoever.
 - f. Hold or allow to be held an auction sale of furniture or effects on the premises.
 - g. Allow any birds to be or remain within the premises or the Village without the consent of the Management.
 - h. Allow any animals to be or remain within the premises or the Village.
 - i. Park or stand or permit or cause to be parked any motor or other vehicles or boat upon common property of the Village except in an area designated for that purpose.
 - j. Obstruct the lawful use of common property in the Village by any person.
 - k. Damage or plant or remove any lawn, garden, tree, shrub, plant or flower upon the common property of the Village without the consent of the Management.
 - l. Use for his/her own purposes, as a garden, any portion of the common property of the Village unless written permission has been obtained from the Management.
 - m. Plant or cause to be planted any trees within or beside premises or on common property which may cause structural damage or maintenance problems to the premises, cause blockage or breakage of water and sewerage reticulation lines or cause nuisance to neighbours or other residents.
 - n. Deposit or throw upon the common property any rubbish, dirt, dust or other material.
 - o. Except with the consent in writing of the Management, hang any washing or other articles in such a way as to be visible from outside the building containing the premises other than on lines provided by the Management for that purpose and then only for a reasonable period
 - p. Except with the approval in writing of the Management use or store within the premises or in any part of the Village any inflammable, chemical liquid or gas or other inflammable material except as may be required for domestic purposes.
 - q. Drive nails or screws into any part of the woodwork or walls of the premises excepting proper plugs for the support of fixtures and shall repair all such matters prior to vacating the premises.

2 The Resident when upon common property shall be adequately clothed and will not use language or behave in a manner likely to cause offence or embarrassment to other residents or to any person lawfully using common property.

3 The Resident will take all reasonable steps to ensure that his/her invitees do not behave in a manner likely to interfere with the peaceful enjoyment of other residents or any person lawfully using common property and the Resident will accept full responsibility for the conduct and actions of such invitees whilst they are within the Village boundaries.

4 The Resident:

- a. Shall maintain within the premises, or on such part of the common property as may be authorised by the Trustees, in clean and dry condition an adequately covered receptacle for garbage.
- b. Shall ensure that before refuse is placed in a garbage receptacle it is securely wrapped and, in the case of tins or other containers, completely drained.
- c. For the purpose of having the garbage collected shall, not more than twelve hours before the time at which garbage is normally collected, place the receptacle within an area designated for that purpose by the Trustees.
- d. When the garbage has been collected shall promptly return the receptacle to the premises or other area referred to above.
- e. Shall not place anything in the receptacle of another resident except with the permission of that resident.
- f. Shall promptly remove anything which he or the garbage collector may have spilled from the receptacle and take appropriate action to clean the affected area.

5 The Resident may not without the consent of Management:

- a. Remove or vary any door-lock or deadlock fitted to the premises.
 - b. Fix any chains, bolts or similar security which may prevent entry in an emergency.
-

6 Alterations required by the Resident to the internal or external fabric of the premises, including fixtures and fittings must only be undertaken by a skilled tradesman nominated by the Trustees, at the expense of the Resident and provided that permission to implement the work has been sought and obtained in writing from the Management.

7 The Resident will from time to time replace or repair electric light globes or fittings (as same may become broken or in disrepair) with globes or fittings of equal strength and value as previously existed and shall leave the premises fitted with such property globes or fittings.

8 The Residents shall keep all windows, locks, fastenings, shutters, bells and other internal fixtures in good and sufficient repair and will deliver up the same together with all keys belonging thereto in good and sufficient repair at the termination of the Resident's occupancy.

9 The Resident shall not cause, allow or suffer any conduct in or upon the premises or the Village by himself or any other person or persons:

- a. That could reasonably be regarded as a nuisance or annoyance to the Management or adjoining or neighbouring occupiers; or
- b. Which is of an illegal character or nature; or
- c. Which contravenes any of the provisions of the Noise Control Act, 1975 or subordinate legislation gazetted thereunder.

v06.26

Thank you for your cooperation with our village rules.
If you have any questions, please call us on **1300 139 099**.

