

# HOUSE RULES

## MARINA RESIDENCES

(To be read in conjunction with the by-laws)

### Renovations (By-Law 3.00)

Any renovations, alterations or structural changes, under By-Law 3.00 shall require the Lot owner to pay to the Body Corporate, a \$5,000 refundable damage deposit. The cost of any damage sustained may be withheld from this deposit and paid to the Body Corporate.

### Smoking & Vaping (By-Law 7.03.1)

- Designated smoking and vaping areas is located at the grassed area at the southern end of the building nearest the Nerang River.
- No smoking or vaping on any common areas, BBQ and Pool area or in Marina Drive.
- Smoke is not permitted to emanate from any apartment or elsewhere which may interfere with the leisure and comfort of others within their apartment.

### Pets (By-Law 7.05)

- Permission must always be obtained from the owner/agent.
- An application must be submitted to the Body Corporate 14 days prior to the intended occupancy of the animal.
- The by-laws must be strictly adhered to, particularly Pets on Leads in Common areas.
- If a Rental Tenant, the RTA pet Application must also be submitted.

### Bins (By-Law 22.01 )

- When the bins are NOT EMPTIED and out for collection in the street by council, rubbish may be added to them as long as the lids close.
- No rubbish is to be placed in the bins when emptied and still outside on the street.

### Chutes (General & Recycle By-Law 22.02)

- General Waste MUST be placed in the general bin/chute accessed only from each level.
- Bagged rubbish only permitted in General Waste chutes provided on each level.
- No cardboard boxes or cardboard items to be placed in the general chutes. (Bagged or Not)
- Any damage to the carpets in hallways, from leaking rubbish bags or otherwise, will be billed to the responsible resident.
- Only **un-bagged** recyclable items are permitted to be placed in the recycle chute in the basement. The plastic bag must be disposed of in the general waste chute.
- Small boxes only in recycle chute. **Large volumes or large boxes STRICTLY PROHIBITED.**
- Recyclable waste MUST be placed in the recycle bin/chute only and not in General Waste.
- Recycle bins are for small volumes of household recyclable rubbish only.

- If a chute is blocked or a recycle bin caused to overflow through inappropriate use, the person responsible will be invoiced the cost of clearing the chute or clearing the recycle room.

### **Pool & BBQ (By-Law 36.00 – 36.01 to 36.06)**

The Pool and BBQ are for use by Marina Residences residents only.

- Pool & BBQ hours are 7.00am to 9.00pm.
- Strictly no glass of any type permitted in the pool area.
- No animals permitted in the pool area.
- Children under 13 years must be always accompanied and supervised by an adult resident.
- No running, splashing or jumping in the pool area.
- No diving or bombing in the pool area.
- No loud or boisterous behaviour or loud music.
- No food or alcohol permitted in the pool area.
- No smoking in and around the pool area and facilities area.
- Pool equipment, such as robotic cleaners, are not to be touched or interfered with.
- Visitors are permitted to use pool at ***Body Corporate discretion***.
- If a visitor is permitted to use the pool, that visitor must be accompanied by an adult resident.
- No Floatation devices permitted in pool or pool surrounds except chest strap-on-board or arm.
- No boogie boards, surf boards or alike permitted in pool and facilities area.
- No ball games in the pool and facilities area.
- Umbrellas must be left in the lowered position when leaving the pool area.
- Lounge chairs and umbrellas are to be returned to their designated location.

### **Parking (Basement & Visitors Bays) (By-Law 42.00 & 46.00)**

- Residents must at all times park entirely within their designated bay in the basement and not protrude beyond the identifying number of their car bay.
- The bay number must be visible from directly above.
- No resident is permitted to park in any Visitors Bay at any time for any period.
- No resident is permitted to park in any street throughout the estate for any time.
- Visitors' vehicles parked for **more than 24 hours cumulative within a 14 day period will require a permit**, issued by management, and must be applied for in advance. Such permit must be displayed on the dashboard of the vehicle. The vehicle must be parked entirely within the bay.
- **Definition of Visitor:** For the purposes of these House Rules, a "visitor" is anyone who attends the residence of any person who currently resides at Marina Residences either as an owner or as a rental tenant for any amount of time and for any purpose including but is not limited to:
  - paying a call on that resident as an act of friendship or courtesy;
  - residing with that resident temporarily as a guest;
  - going to see or staying at a place for a particular purpose;
  - going or coming officially to inspect or oversee.

**Exclusion:** An individual will NOT be considered to be a “visitor” if in the reasonable opinion of the Committee and the Manager and despite residing at a property outside of Marina Residences, the non-resident attends and stays at any residence within Marina Residences overnight and/or on a regular ongoing basis. **A visitor who stays overnight on a regular basis may be regarded as an Occupier. (Decision from the Commissioner’s Office - Gresham Gardens 2006 QBCCMCmr 355)**

### **Lobby Area (By-Law 45.00)**

- At no time are large household items to be brought through the lobby or entrance.
- At no time are furniture items to be brought through the lobby or entrance.
- Delivery of large items are to be brought through the basement.
- Delivery of any parcels or items by courier must be accepted by the recipient at the time of delivery. No such items are to be left unattended at the front doors or within the lobby.

The Lobby and Entry Doors form part the Fire Escape route from the building and must be clear of items at all times.

### **Push Bikes & E-Scooters (By-Law 47.00)**

- Pushbikes & E-Scooters are not permitted in the lobby, lifts or hallways at any time.
- Pushbikes & E-Scooters only permitted in designated car bays in basement.
- Pushbikes & E-Scooters must be kept within the confines of their marked car bay.
- E-Scooters are NOT under any circumstances to be charged within ANY LOT.

### **Moving In/Out (By-Law 48.00)**

- In all instances, the resident must pay a \$250 damage deposit and / or use of the lift key.
- Such lift Key must be returned upon completion. Additional fees apply if not returned.
- A copy of the Removalists Insurance policy must be supplied prior to the move in/out date.
- No removalist will be permitted to operate on the parcel of Marina Residences unless the appropriate insurance policy is in place.
- If a resident is moving themselves in or out, a total of \$1250 damage and key deposit is required. No resident will be permitted to move in or out of an apartment unless the deposit is paid in advance. NO EXCEPTIONS .
- All items are to be brought in through the basement.
- Moving in/out may only occur from 9am to 4pm weekdays only.
- Removal trucks are not permitted to park in Marina Drive outside the above hours.
- All persons must take all care with the interior of the lifts and Body Corporate property.
- Any and all damage remains the responsibility of the tenant/resident.