

BY-LAW and RULE OVERVIEW

The Estate comprises of a Community and subsidiary associations which include 13 Neighbourhoods, a Strata area (Lot15) and a childcare centre (Lot16).

In order to comply with the NSW Legislation and maintain the quality of living in this Estate, there are management statements in place for both the Community and individual subsidiary associations. These management statements contain by-laws that, in conjunction with the Architectural Code, all owners, occupiers and their visitors must comply with.

Please note that the by-laws mentioned in this overview can be reviewed in detail by following the links to the Community Management Statement and the Pacific Lakes Architectural Code.

At times the Community Association may put in place rules that are also binding on all owners, occupiers and their visitors. These rules must be consistent with the Community Management Statement. Please read the following overview.

SPEED LIMIT: All roadways within the Estate are Shared

Zones. The speed limit is 15 kmh.

VEHICLE PARKING: Motor vehicles must only be parked in garages, on driveways or, for visitors, in visitor parking areas. 18 additional resident parking spaces are available in Quisenberry Drive. Parking is not permitted on any roadway or grass area, including front yards.

All trailers of any type (box trailers, caravans, boat/jet ski trailers, etc) must be parked in garages or behind the front building alignment.

[Rules for Additional Resident and Visitor Parking](#)

The 18 motor vehicle parking spaces in Quisenberry Drive between Winchester and Franklin Drives are for the use of owners/occupiers and their visitors.

To simplify the signage they will be known as “RESIDENT and VISITOR PARKING”.

The Community Management Statement By-Law 21 for parking still applies. By-Law 21.6 allows the Community Association to designate the use of these parking spaces.

By-Laws 11.1 and 63.7 apply for access to and the use of the 18 parking spaces. Each vehicle must fit within the marked parking space and be kept in roadworthy condition.

These parking spaces can not be reserved.

PET OWNERSHIP: The by-laws permit the keeping of either one cat or one small to medium size dog. Dogs must be kept

on leads when being walked and cleaned up after.

PROPERTY MAINTENANCE: All residents are required to maintain their property in good order. No changes are to be made to the exterior of a property without approval from the Community Association. This includes landscaping, paint schemes, letterboxes and additions.

GARBAGE BINS: Garbage bins must be stored in your garage or the rear yard of your lot.

PERSONAL BEHAVIOUR: You and/or your visitors must not behave in any way that might interfere unreasonably with another owner or occupier.

LEVIES: All owners are required to pay levies. The levies are generally based on Unit Entitlements for each property. The current levy for a property can be confirmed by contacting the relevant Neighbourhood Manager.