



# PACIFIC HARBOUR

## GOLF & COUNTRY CLUB COMMUNITY

### Guidelines for Residents and Tenants

Welcome and thank you for owner occupying or renting a property on our beautiful Pacific Harbour Golf and Country Club estate.

The following guidelines have been drafted to help give you a clear understanding of the relevant Body Corporate Rules that govern owner occupier and/or tenanted properties on the estate and hopefully assist with the transition into our enviable island life style and community.

1. The Pacific Harbour Golf and Country Club Community is lucky enough to have access to high speed fibre optic broadband services. It is therefore highly recommended that before you move into your new home, that you contact either Telstra Velocity on 1800 008 994 or your preferable service provider to make arrangements for the telephone and broadband connections.

Please note that occupiers must not erect, or place on the roof or exterior surface, any antennae or satellite or communication dish or device, pole, mast or structure without prior written consent of the Principal Body Corporate Scheme. Occupiers must not damage, destroy or remove any conduit, pipe or cable connected to any building on the Lot.

2. **Vehicles:** Occupiers must not, without written approval: -

- 2.1 Park or allow to stand a trailer, unregistered vehicle, boat or caravan in the front garden or driveway of the dwelling or on Common Property.
- 2.2 Vehicles must be driven safely and at a safe speed and are not permitted to drive over or park on undeveloped lots.
- 2.3 All work vehicles (including utilities), vans, trucks, machinery etc., must be garaged, not parked in the open.

3. **Rubbish:**

- 3.1 Keep a rubbish bin for the disposal of rubbish in a clean and dry condition and adequately covered on the lot.
- 3.2 Ensure that your rubbish bin is collected regularly by the local authority – please note rubbish bins are collected every **Tuesday**.
- 3.3 Ensure that rubbish bins left out for collection are promptly returned to the lot or designated part of the property on the day of collection, not left on the footpath.
- 3.4 Bins are not permitted to be stored in the front of the property and should not be visible from the street except on collection day.

#### 4. **Keeping of pets:**

- 4.1 Occupiers are not permitted to keep a cat on the property without the written consent of the Bodies Corporate Scheme
- 4.2 All animals are to be kept on a leash when outside your property
- 4.3 Cat owners are required to install a cat-run which requires covenant approval. Cats are not permitted outside of your property at any time. This is to protect the native wildlife.
- 4.4 Any pets found outside the streets will be reported to Council
- 4.5 All animals are prohibited on the Golf Course, Golf Course Facilities and Country Club Facilities at all times, with or without a leash.
- 4.6 Dogs may be walked in most areas of the municipality but are only allowed off leash in specifically designated areas and should not be allowed to interfere with wild life in the public domain.

5. You should be aware that living in the vicinity of a golf course will mean that greens, fairways and tee mowing will periodically occur as well bunker raking in the early hours of the morning to establish the course for the day's play. The frequency of these activities is kept to a minimum for the expected service levels. However, this should not exceed two times per week for fairways, tees and bunker raking and daily for greens.

#### 6. **Behavior: -**

- 6.1 Ensure that your visitors comply with the by-laws and do not behave in a way likely to interfere with the peaceful enjoyment of another Lot or the Common Property. Any damage caused will need to be compensated to the relevant body corporate.
- 6.2 Comply with all laws regarding the creation and audibility of noise on or from your home.
- 6.3 Do not damage lawns, garden trees, shrubs or flowers on the common property.
- 6.4 A Lot must not be used for an unlawful or immoral purpose.
- 6.5 The Golf Course is only accessible if you are booked in with the Pro Shop to play golf at a designated time.
- 6.6 Access to the Golf Course is strictly prohibited at all other times.

#### 7. **Structural Matters: -**

- 7.1 Do not construct, erect or place any building, fence or other structure on your property without the prior written consent of the Design Review Committee, and all other approvals required by law.
- 7.2 Do not remove or destroy any vegetation or gardens on the property without the written consent of the Design Review Committee.

8. No signs can be erected on your property without the prior written consent of the Principal Bodies Corporate.
9. Ensure that your property is kept clean and maintained in a good order, with lawns at front of property (including footpath) and lawns at rear of property (if backing onto Golf Course) are mowed regularly.
10. To help facilitate your access enjoyment of all the facilities available to you, contact the Community Liaison Officer (CLO) as soon as possible and complete all the necessary paperwork for the Country Club area, if applicable to your purchase or lease. This area consists of the gym, swimming pool, tennis courts and BBQ areas.
11. Kindly notify the CLO when your lease expires or when you no longer reside on the estate.



## Important Information if you wish to rent out your home

It is important that all Lot owners be aware of the fact that if your home is used as a rental property; your Tenant's behavior will ultimately always be your responsibility and using an independent Property Manager will not absolve you of this responsibility.

If there is a dispute between your tenant and other residents, the golf club or the county club, you will be contacted to rectify the situation. Therefore, it is important that you protect yourself by supplying your tenants with a copy of the Covenant Agreement relevant to your Lot Precinct and ensure that they understand that they are bound by these rules when they sign a Rental Lease Agreement. A signed document acknowledging that they have read and understood the rules will go a long way to minimizing potential tenant/neighborhood conflicts.

If your tenant is introducing a pet into the estate, please draw their attention to the covenant laws regarding "Dog and Cat Ownership".