

BODY CORPORATE 46828

WINDMILL CENTRE - CHRISTCHURCH

The following are the Operational Rules of the Windmill Centre , Body Corporate 46828, Canterbury Registry

A. As contained in Schedule 1 of the Unit Titles Regulations 2011:

1. An owner or an occupier of a unit must not -
 - (a) damage or deface common property:
 - (b) leave rubbish or recycling material on the common property:
 - (c) create noise likely to interfere with the use or enjoyment of the unit title development by other owners or occupiers:
 - (d) park on common property unless the body corporate has designated it for car parking, or the body corporate consents:
 - (e) interfere with the reasonable use and enjoyment of the common property by other owners or occupiers.

2. An owner or occupier of a unit must dispose of rubbish hygienically and tidily.

B. The following are the Additional Rules to the Operational Rules contained in Schedule 1 of the Unit Title Regulations 2011.

B. Additional Rules:

1. Use of Units:

A proprietor or occupier of any unit shall not:

- (a) use or permit it to be used for any purpose which is illegal or may be injurious to the reputation of the development, its proprietors or the body corporate.
- (b) use the unit or permit it to be used in such manner or for such purpose so as to cause a nuisance or disturbance to any occupier of any unit (whether a proprietor or not) nor interfere with the peaceful enjoyment of any other unit or the common property, nor the efficient management of the development.
- (c) use any unit within the unit title development for any noisome or noxious trade or undertaking or use including sauna and/or massage and/or escort agency or brothel, dance club, bar or disco, funeral parlor, computer games parlor, internet chat room facility or internet cafe or similar computer activity.
- (d) bring nor keep anything in the unit of the development which may create a fire hazard, or which increases the cost of fire insurance on the

development or which may contravene fire regulations, or the rules, regulations, ordinances or bylaws of any authority having jurisdiction over the development or the services supplied to it.

2. Pets:

A proprietor or occupier of any unit shall not keep any animal on or in his unit or the common property.

3. External Appearance:

A proprietor or occupier of any unit shall not alter the colour scheme or appearance of the exterior of the unit, including fences and paving/asphalting, without the prior written consent of the committee of the body corporate, or if no committee, of the body corporate.

4. Signage:

4.1 A proprietor or occupier of any unit shall not fix, erect, paint or display any sign, signboard, advertisement, notice, poster, placard, banner or like, to the exterior of the building, or in or on the common property including in or near the entranceway to the development without obtaining the prior written approval of the committee of the body corporate, or if no committee, of the body corporate. Should a proprietor or occupier erect a sign in breach of this provision then the committee, or if no committee the body corporate, may arrange for its removal at the expense in all things of the proprietor. All signage shall be to a professional standard and be maintained to that standard.

4.2 A proprietor or occupier of any unit shall:

(a) obtain all statutory or local authority approvals as required for any signage

(b) remove all signage from the exterior of the building and any designated signage area upon vacating the unit and make good all surfaces, at their cost, in keeping with the exterior appearance of the building and ensuring that the weatherproofing of the exterior cladding is not compromised.

(c) only permit real estate agency signs for sale or lease to be erected inside the window area of the unit and not on any part of the exterior of the unit nor the common property.

4.3 If it is necessary to allocate the total amount of signage permitted for the development, such entitlement shall be determined by the ownership interest of each unit in the development .

5. Car Parks:

A proprietor or occupier of any unit shall:

- (a) not use any designated car park for any purpose other than parking of cars. Any car parked in the car park must be registered, warranted and road worthy;
- (b) not park more than one car in any car park;
- (c) not spill oil or any other harmful substance on or in any car park of the common property;
- (d) comply with any reasonable rules, regulations and procedures made by the committee of the body corporate or the body corporate as to the driving and parking of cars in the car parks and/or any other matter which the committee of the body corporate or the body corporate may reasonably consider necessary for the control, safe use and enjoyment of the car parks and the common property;
- (e) ensure that the manoeuvring of vehicles is conducted in a safe and responsible manner so as not to cause undue interference to others;
- (f) given the retail nature of the complex – occupiers of units are asked to leave their allocated car spaces free for customers.

6. Leasing:

Where a unit is occupied by any person other than the proprietor of the unit, then the proprietor shall in respect of such lease, tenancy, licence or other right of occupation, do the following:

- (a) notify the committee and the body corporate manager in writing of the name and telephone numbers of all tenants, licensees and occupiers from time to time of the proprietor's unit, and
- (b) ensure that any tenant, licensee or occupier of the unit has received a copy of these rules and any amendments.

7. Occupiers:

The duties and obligations imposed by these rules shall be observed by the unit proprietors, the occupiers of their units, and their guests, employees, agents, workers, invitees, licensees and tenants.

8. Heavy Objects/Temporary Structures:

A proprietor or occupier of any unit shall not move on to, off or through the property or on to, off or through the common property any heavy object, or temporary structure without first obtaining the prior written consent of the committee of the body corporate, or if no committee, the body corporate and giving at least 72 hours' notice thereof. A proprietor or occupier must ensure that all necessary precautions are taken to ensure

that access to buildings, car parks and common property for other users is safe and unimpeded and take all reasonable precautions to prevent damage to buildings, the common property and other services/facilities at the development. Any damage incurred shall be immediately and professionally repaired to the standard prior to the damage occurring at the sole cost of the proprietor or occupier carrying out the activity.

9. **Notice of defects:**

A proprietor or occupier of any unit shall, on becoming aware of any defect or damage to any part of the building, the exterior of the building or the common property or the failure or defect of any of the development's services, notify the body corporate and the body corporate manager immediately.

10. **Rubbish and Recycling:**

A proprietor or occupier of any unit shall ensure that the correct facilities for rubbish disposal at the development are utilised for this purpose and that any local requirements for disposal of rubbish on site are adhered to at all times. Bins supplied for rubbish and recycling shall not be overfilled, rubbish bins are to be cleaned and disinfected regularly and bins are required to be labelled indicating the Unit Number. Bins for individual units are not permitted to be stored in the common area unless permission is given by the body corporate.