

Rules of Treeview Estates

These rules have been made to maintain a peaceful, comfortable and enjoyable village environment for all residents, staff, visitors and guests.

1. Definitions

In the following rules:

- (a) “common areas” means any part of Treeview Estates other than Villas.
- (b) “we”, “our” and “us” mean the operator of Treeview Estates, and includes our employees, agents or representatives of the operator.
- (c) “you” and “your” apply to any resident of Treeview Estates.
- (d) “visitors” means anyone that is not an existing resident or employee of Treeview Estates.
- (e) “rules” means these village rules used for the control and good management of Treeview Estates.
- (f) “vehicle” means a car, caravan, trailer, boat, bicycle or any other device with wheels.

2. Visitors

- (a) We encourage residents to keep links with relatives, friends and other people from outside Treeview Estates. Visitors are welcome any time, and there is no need for you to obtain our consent or to let us know they are coming.
- (b) However, if you wish your visitor to stay longer than two days, we require you to notify us.
- (c) You must ask us beforehand and obtain our consent if you want a visitor to live with you for longer than a month. We will not unreasonably refuse such a request.
- (d) You must take all reasonable steps to see that your visitors (including tradespeople) comply with the Rules. Any visitor who seriously or repeatedly breaks the Rules may be asked to leave Treeview Estates immediately.
- (e) You must ensure all activities carried out by your visitors on common areas are carried out in a safe and secure manner.

3. Noise

- (a) As with any other residential community, a reasonable level of noise within Treeview Estates is to be expected. However, you must not make any noise likely to unreasonably interfere with the quiet enjoyment of others within Treeview Estates.

- (b) A reasonable level of noise includes, but is not limited to, conversations between residents in their courtyard, operation of gardening equipment and use of household appliances.
- (c) An unreasonable amount of noise includes, but is not limited to, loud music and other household noise at an inappropriate volume.
- (d) When undertaking an activity which may be considered as noisy, such as listening to music or the radio, playing computer games, or watching television, you should be mindful of your neighbours and ensure the noise level carried outside the villa is kept to a reasonable level.
- (e) Residents with hearing problems are encouraged to use headphones or other aids.

4. Use of Vehicles

- (a) All internal roads within Treeview Estates are “Shared Zones” as defined in the NSW Road Rules, which state drivers must always give way to pedestrians.
- (b) In the interests of safety, drivers of vehicles within Treeview Estates must always obey the 10km/h speed limit and all traffic signs throughout the village.
- (c) Pedestrians are to use footpaths where available, especially at the front roundabout.
- (d) Skateboards, two-wheel scooters or similar vehicles are not permitted on Treeview roads or paths at any time.

5. Parking

- (a) As parking spaces are limited within Treeview Estates, you may park a vehicle only in your own garage, driveway, or other parking area allocated specifically to you or to all residents. However, parking your vehicle on the road in front of your villa is permitted for a short time providing your vehicle does not block access to other vehicles. You must not park a vehicle on any other part of Treeview Estates.
- (b) This rule does not prevent you from stopping to allow passengers to get in or out of your vehicle.
- (c) You must not park or drive on grassed areas.
- (d) Marked “Visitor Parking” spots are available for short term use only by visitors, employees, tradespeople, and emergency vehicles. Parking in Visitor Parking for longer than two days is not permitted without our consent.
- (e) Caravan Parking is limited and can only be used by those residents who have an allocated space and Treeview vehicles.

6. Pets

- (a) You may keep fish or a small, caged bird in your Villa at any time, without the need to let us know or obtain our prior consent.
- (b) If you want to keep a cat or a dog as a pet, you must obtain our prior consent. We will consider each case on its merits, and we will not unreasonably refuse such a request.
- (c) For the safety of other residents, no other animals are to be kept as pets or brought onto common areas at any time without our consent.
- (d) If we consent to you keeping pets, our consent will be limited to two dogs or two cats or a dog and a cat per villa. We will not consent to dogs greater than 45cm in shoulder height or known dangerous breeds of dogs.
- (e) You will be responsible for the removal and appropriate disposal of any excrement deposited on Treeview Estates property, including your villa's courtyards.
- (f) Your visitors may bring a dog or cat on to Treeview Estates for short visits. You must obtain our prior consent if your visitor's dog or cat will stay longer than two days. You must ensure your visitors comply with these village rules regarding pets.
- (g) If we consent to you keeping a cat it must be kept inside your Villa and wear a bell on a collar. You must prevent your cat from wandering and causing a nuisance to other residents.
- (h) If we consent to you keeping a dog or a cat it must always be on a leash when on common areas.
- (i) Pets are not permitted in any of the common area buildings of Treeview Estates.
- (j) Cats and dogs kept as pets within Treeview Estates must be de-sexed and vaccinated.
- (k) If we consent to you keeping a pet, we may withdraw our consent if we consider:
 - i) You are not capable of independently looking after your pet;
 - ii) Your pet creates unreasonable noise or nuisance;
 - iii) Your pet attacks or threatens people or other animals;
 - iv) Your pet causes damage to village property; or
 - v) Any of the rules set out above are broken.

7. Gardening and landscaping

- (a) The state of the grounds is important to the overall appearance of Treeview Estates for residents and visitors. It is our responsibility to maintain all the lawns and gardens on common areas in a presentable condition.
- (b) It is your responsibility to maintain your garden in a presentable condition. We will mow your lawn; however, it is your responsibility to water your lawn.
- (c) If you wish to assist, such as by watering or weeding the common area near your Villa, you are welcome to do so. You must not prune, remove plants, take cuttings, or pick flowers from the common area gardens without our consent.
- (d) You must not use any part of common areas as your own garden without our consent. If we give consent, it is your responsibility to keep the area in a presentable condition, until you inform us that you are no longer able or willing to look after the area.
- (e) You must not knowingly plant any trees, flowers, shrubs or vines that grow rapidly or commonly cause allergic reactions. Trees, shrubs or vines with the potential to grow more than two metres in height must not be planted without our consent. The cost of removal of trees, shrubs or vines that you have planted inappropriately that we have not approved will be borne by the resident.
- (f) The use of the water retention system should only be used for irrigation of your garden or lawn and should be used sparingly to ensure access to all residents. The water retention system may not be available due to drought or other maintenance work being carried out.
- (g) Automatic watering systems should be always monitored by residents and should not be left running for more than 30 minutes per day or as otherwise required by Lithgow City Council should water restrictions be in place.

8. Waste Disposal

- (a) All waste should be separated into general and recycled waste and placed in the appropriately marked general waste or recycle bins.
- (b) You must not litter or leave rubbish on village property, other than in the bins provided.
- (c) The burning of garden waste is not permitted within Treeview Estates.
- (d) All green waste eg cuttings, branches, weeds and lawn clippings should be placed in the green waste bins located throughout the village. Food waste or other non-green waste must not be placed in the green waste bins.
- (e) If you choose to keep a compost bin, you must keep it in a manner that will not attract vermin or other pests.

- (f) You must not place the following in your toilets, drains, sinks or basins:
 - i) Cooking or other oils or fats;
 - ii) Wet wipes;
 - iii) Incontinence pads;
 - iv) Feminine hygiene products; or
 - v) Any other item or substance that may interfere with the operation of the sewer pumps and systems.

9. Common areas

- (a) The common areas are provided for the use and enjoyment of all residents. Signs posted by management on common areas, form part of these Rules and must be followed.
- (b) You must not obstruct or permit the obstruction of walkways, entrances, corridors, fire escapes, lights, windows or other parts of the common areas.
- (c) When on common areas you, and your visitors, must be appropriately clothed.
- (d) You must not use language or behave in a manner likely to cause offence or embarrassment to another person. Smoking (including vaping) is not permitted in any building (other than your Villa) or other common areas. Smoke must not emanate from your villa nor disturb other residents.
- (e) It is our role to maintain and clean the common areas. However, this does not prevent you from maintaining or cleaning the area adjacent to your Villa.

10. Villa alterations, additions and external appearance

- (a) You must not change the external appearance of your villa without our prior written consent.
- (b) You must not hang any washing, towels, bedding, clothing or other article on any part of your villa other than your allocated clothesline.
- (c) Any alterations and additions to your villa or courtyard must be approved by us prior to commencing any work.

11. Village safety and security

- (a) It is our role to ensure that Treeview Estates is reasonably secure. We are required to provide and maintain locks or other security devices to ensure your Villa is reasonably secure.
- (b) You must not fit chains or bolts to external doors of your Villa as they could prevent access by emergency services.

- (c) All villa front and rear door locks are keyed to master keys. Accordingly, any changes to your front door lock must be arranged by us.
- (d) You must not interfere with the self-closing mechanisms of exterior doors that are designed to maintain security.
- (e) To help prevent theft, you must ensure that all windows, doors and other openings to your Villa are closed and securely fastened when your Villa is not occupied.
- (f) Access codes or passes to common areas must be kept secure and not given to anyone else, without our prior permission.
- (g) Climbing on or over retaining walls and fences is not permitted and you must use designated locations to enter or exit the village.
- (h) All residents should attend an evacuation drill at least annually.
- (i) All flammable items must be stored in an appropriate container and location in your villa.
- (j) Computers allocated to resident use in the Lifestyle Centre are to be used for internet browsing or administrative tasks. You must not access or download inappropriate, harmful or unlawful content or applications.

12. Mutual Respect

- (a) We respect your right to privacy and autonomy over your possessions and domestic affairs.
- (b) You must show common courtesy and respect the rights of other residents, staff and tradespeople so they can live and work in an environment free of harassment and intimidation. Abuse in any form will not be tolerated.
- (c) We respect and value privacy and independence and are strongly committed to protecting the privacy of residents and staff. Staff are not permitted to provide any personal information to another resident, without that resident's prior written consent.

Notes:

- (1) Any of these Rules may be changed or deleted or a new rule added if at least 75% of voting residents vote in favour of the proposal.
- (2) These Rules prevail over any inconsistent term of a village contract.
- (3) It is our job to enforce Treeview Estates' Rules fairly and equitably.
- (4) You can apply to the Tribunal to make us enforce the Rules or if you think a rule is unjust, unconscionable, harsh or oppressive.
- (5) If you do not comply with these Rules, we may apply to the Tribunal for an order that you comply or, in serious or persistent cases, an order to terminate your residence contract.
- (6) Refer to Resident Handbook or contact the Village Office if you require further explanation of these rules.