

# Body Corporate for South West Village Ridges CTS 50057

Owners and Occupants  
South West Village Ridges  
Peregian Springs QLD 4573

Dear Owners and Occupants,

## RE: NOTICE OF BODY CORPORATE BY-LAWS (RULES)

Site inspections of all the residences are conducted by Body Corporate representatives on a regular basis to assist the Body Corporate to monitor and enforce the By-Laws (rules) that all Lot Owners and occupiers must adhere to.

The Body Corporate provide this notice as a reminder to all residents of the following By-Laws:

*By-Law 5.2 Parking on Common Property that states: "The Owner or **Occupier** of a Lot **must not**, without prior approval of the Committee (a) **park a vehicle**, allow a vehicle to stand, on the Common Property unless such Common Property is marked and/or signed as available for parking; or (b) permit a visitor to park a vehicle, or allow a vehicle to stand **on the Common Property** unless such Common Property is marked and/or signed as available for parking".*

Fantail Square, Jarrah Drive, Kurrajong Circuit, Kwila Crescent, Lillywood Place, Mallee Street and Wallum Street are all private roads that are Common Property of the Principal Body Corporate.

*By-Law 5.3 Parking on Lot that states: "In order to maintain an attractive overall streetscape the Owner or **Occupier** of a Lot **must not park** or permit to be parked, trucks and **commercial vehicles**, caravans, boats, trailers or recreational vehicles **on a Lot** unless they are completely housed within a garage or carport".*

For clarity, this means occupants must not park any vehicle on the streets, verges, or front lawns. Only cars may be parked on driveways and should be within the lot boundary, (behind letterbox) to not obstruct the verge/footpath and all other vehicles must be parked inside garages.

*By-Law 6.4 Garbage Disposal that states "Unless the Body Corporate provides some other way of garbage disposal, the **Occupier** of a Lot **must keep** a receptacle for garbage in a clean and dry condition and adequately covered on the Lot"; and **ensure that garbage bins** left out for garbage collection **are removed from the Common Property** and returned to the relevant Lot **as soon as practical after garbage collection**, and, if possible on the same day of collection".*

For clarity, this means that rubbish and recycle bins must not be visible from the street on non-collection days.

*By-Law 6.5 Maintenance of Lots that states "The Owner and **Occupier** of a Lot **must keep the Lot clean, maintained in good order and condition and kept free of rubbish and vermin.**"*

For clarity, this means that occupants must regularly tend to their property including mowing and weeding lawns, as well as weeding garden beds, and making necessary repairs.

The Body Corporate request all Owners and Occupants adhere to the Body Corporate By-Laws and ensure their visitors do as well. The rules are designed to ensure everyone can live in a well-functioning and attractive estate.

If any Owners or Occupants continue to disregard the Body Corporate By-Laws, the Body Corporate may lodge a formal dispute through the authority over all Bodies Corporate in QLD, the Office of the Commissioner for Body Corporate and Community Management.

Yours faithfully,

The Body Corporate for  
**South West Village Ridges CTS 50057**