

SILVERWOODS



REMINDERS FOR RESIDENTS

<p>VACANT BLOCKS</p> <p>Please would owners of vacant blocks be mindful of the need to mow and maintain those blocks. Council requires grass to be no more than 100mm. All rubbish including any builders materials or spoil should be removed and the lots kept clear and tidy.</p>		<p>TRAILERS, BOATS AND RVs</p> <p>All owners should be aware that boats, trailers and RVs are not permitted to be parked on lots unless they are concealed from public view or behind gates.</p> <p>Where some owners have installed gates and unapproved crossovers, the committee would like them to be aware they should apply for permission (even retrospectively) for a secondary crossover both to Council and the Owners Corporation. Please see the section on the reverse page of this leaflet.</p>
<p>CHRISTMAS GET TOGETHER</p> <p>The committee invites all owners and residents to attend an emu walk, BBQ and social get together at the new playground in Robinson Way from 4pm on Sunday 9th December. BYO chairs, meat, drinks and a salad to share.</p>		
<p>BUILDINGS INSURANCE POLICIES FOR LOT OWNERS</p> <p>The Manager noted that the Owners Corporation policy through CHU is a Home Owners Association policy. As such, owners are at liberty to insure their home through their own insurance provider or to approach CHU and take out an “add-on” policy that attaches to the main Owners Corporation policy. By doing so they avoid any crossover and double ups in cover and therefore should find the premium to be competitive. Owners may nominate the amount their house is to be insured for. Owners may take an “add-on” policy out at any time, however, the policy must align with the renewal date of the Owners Corporation policy. CHU are also able to provide both contents and Landlords policies. If owners would like further information or to seek a quote, please contact MBCM or CHU.</p>		
<p>OWNERS CORPORATION FEES</p> <p>Please be advised that late payments and arrears will be pursued by the Manager on behalf of the Owners Corporation in accordance with the Owners Corporations Act 2006. Owners late in payment will incur interest accordingly.</p>		<p>GOLF CARTS ALONG FORESHORE</p> <p>Please would residents be aware that golf carts should not be used along the foreshore west. The landscaping has now been completed and the path is for walking and cycling only.</p>

We would like to caution all owners to make themselves aware, and all occupiers of their lots aware, of the Registered Rules and Building guidelines for Silverwoods. Breaches of these rules may result in owners receiving a Breach Notice and associated charge from the Owners Corporation.

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<p>COMMITTEE MEMBERS</p> <p>The Owners Corporation Committee are all volunteers working towards the betterment of the Silverwoods Estate.</p> <p>They are also private individuals and it is not appropriate for owners or residents to knock on their doors to raise Owners Corporation matters.</p> <p>Any issue requiring the attention of the Committee must be sent to the Manager, in writing, who will address the matter with the Committee in an appropriate forum.</p>	 <p>OWNERS CORPORATION RULES</p> <p>Please would all owners make themselves aware of the Registered Rules of the Owners Corporation. Ignorance of the rules is no defence should a breach notice be issued. If you do not have a copy, please call MBCM who can send you one.</p>	<p>RUBBISH BINS, METERS AND CLOTHESLINES</p> <p>The Building guidelines state:</p> <p>“Clotheslines, bin receptacles and service meters should be sited unobtrusively and away from public view. Or screened from public view.”</p> <p>Bins in particular should not be visible from the street except when out on the day of collections.</p> <p>If owners wish to construct screening for their bins at the front of the property, please note that they will require committee approval of the design before proceeding.</p>
		
<p>SECONDARY DRIVEWAY CROSSINGS</p> <p>If owners require side access gates to allow for parking of caravans, boats, trailers or the like, owners may apply to the Design Review Committee (DRC) or Owners Corporation committee (OC) to seek approval for a second driveway crossing. Council approval is also necessary. Each owner will be responsible for:</p> <ul style="list-style-type: none">• all costs associated with the upgrade of any concrete footpaths, curb and channel• any application fees to DRC, OCC or Council• the costs associated with the installation of the approved crossover requirements <p>Approval is strictly subject to DRC/OC discretion and Council approval. If owners require further information or an application form, please contact MBCM. Existing secondary driveway crossings which do not already have approval must seek retrospective approval.</p>		

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