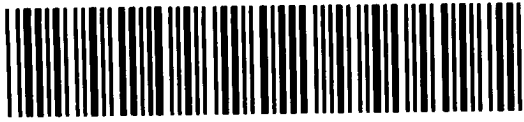


Orig. LF 10274312



12:06 29-Jul-2005

2 of 4

Fees: \$0.00

LANDS TITLES REGISTRATION  
OFFICE  
SOUTH AUSTRALIA

**LODGEMENT FOR FILING UNDER THE  
COMMUNITY TITLES ACT 1996**

FORM APPROVED BY THE REGISTRAR-GENERAL

**BELOW THIS LINE FOR OFFICE &  
STAMP DUTY PURPOSES ONLY**

Prefix
<b>LF</b>
Series No.
2

**BELOW THIS LINE FOR AGENT USE ONLY**

AGENT CODE

Lodged by:

*JOYFD*

Correction to:

Lands Titl 16:32 29/07/05 177227  
REGISTRATION FEE \$101.00


TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED  
WITH INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

1. ....
2. ....
3. ....
4. ....
5. ....

**DELIVERY INSTRUCTIONS** (Agent to complete)  
PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE  
UNDERMENTIONED AGENT(S)

ITEM	AGENT CODE

PICK-UP NO.	
CP	

CORRECTION	PASSED <i>MM</i>
FILED <i>25/8/2005</i> <i>Mark McNeil</i>	
 REGISTRAR-GENERAL	

TERMS OF INSTRUMENT NOT  
CHECKED BY LANDS TITLES OFFICE

BY LAWS  
DEV.NO. 361/C 040/04

1 of 7

**BY - LAWS**

COMMUNITY PLAN NO: CP23056

**CNR. MARTINS ROAD & KINGS ROAD**

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**PARAFIELD GARDENS**

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**I N D E X**

<b>BY-LAW NO</b>	<b>DESCRIPTION</b>
<b>1.</b>	<b>Administration, Management and Control of Common Property</b>
<b>2.</b>	<b>Use and Enjoyment of the Common Property</b>
<b>3.</b>	<b>Use and Enjoyment of Community Lots</b>
<b>4.</b>	<b>Maintenance and Repair of Buildings</b>
<b>5.</b>	<b>Maintenance of Community Lot</b>
<b>6.</b>	<b>Disturbance</b>
<b>7.</b>	<b>Insurance by Community Corporation</b>
<b>8.</b>	<b>Building Insurance</b>
<b>9.</b>	<b>Public Liability Insurance</b>
<b>10.</b>	<b>Pets</b>
<b>11.</b>	<b>Internal Fencing</b>
<b>12.</b>	<b>Compliance with Certain Provisions of the Act</b>
<b>13.</b>	<b>Offence</b>
<b>14.</b>	<b>Community Corporation's Right to Recover Money</b>
<b>15.</b>	<b>Interpretation</b>

**COMMUNITY TITLES ACT, 1996**

**BY-LAWS OF COMMUNITY SCHEME**

(The terms of these By-Laws are binding on the Community Corporation, the owners and occupiers of the community lots comprising the scheme and persons entering the community parcel. These By-laws may only be amended or revoked by special resolution of the Community Corporation in accordance with Section 39 of the Community Titles Act).

**1. Administration, Management and Control of Common Property**

The Community Corporation shall be responsible for the administration, management and control of and maintenance of the common property.

**2. Use and Enjoyment of the Common Property**

- 2.1 The common property is, subject to the Act and these By-laws, for the common use and enjoyment of residents in the Community Scheme and access and carparking.
- 2.2 A person must not, without the authorisation of the Community Corporation damage or interfere with a building, structure, tree or garden on the Common Property.
- 2.3 A person must not, without the authorisation of the Community Corporation, deposit any object or material on the Common Property if it is likely to be hazardous or offensive to other persons using or adjacent to the Common Property.

**3. Use and Enjoyment of Community Lots**

No building erected on a Community Lot shall be used or occupied otherwise than as a residence unless such other use has been approved by the Community Corporation.

**4. Maintenance and Repair of Buildings**

The owner of a community lot must maintain and keep in good repair buildings and structural improvements to the lot (including paintwork and external finishes).

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**BY LAWS  
DEV.NO. 361/C 040/04**

**5. Maintenance of Community Lot**

- 5.1 The owner of a community lot must keep the lot in a clean and tidy condition.
- 5.2 The owner of a community lot must properly maintain lawns and gardens on the community lot.
- 5.3 The owner of a community lot must:-
  - 5.3.1 store garbage in an appropriate container that prevents the escape of unpleasant odours; and
  - 5.3.2 comply with any requirements of the Council for the disposal of garbage.

**6. Disturbance**

- 6.1 The owner of a community lot must not engage in conduct that unreasonably disturbs the occupier of another community lot or others who are lawfully on a community lot or the Common Property.
- 6.2 The owner of a community lot must ensure, as far as practicable, that persons who are brought or allowed onto the community lot or the common property by the owner do not engage in conduct that unreasonably disturbs the occupier of another community lot or others who are lawfully on a community lot or the Common Property.

**7. Insurance by Community Corporation**

- 7.1 The Community Corporation shall effect such insurance as is required by Sections 103 and 104 of the Act and shall be responsible for insuring buildings and other improvements on individual community lots.
- 7.2 An owner or occupier of a community lot must not except with the approval of the Community Corporation, do anything that might:-
  - 7.2.1 void or prejudice insurance effected by the Community Corporation; or
  - 7.2.2 increase any insurance premium payable by the Community Corporation.

**8. Building Insurance**

The owner of each community lot shall be responsible for their proportion of the common building insurance taken out by the Community Corporation in relation to the buildings, other improvements and Common Property on and within the Community Parcel.

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**BY LAWS  
DEV.NO. 361/C 040/04**

**9. Public Liability Insurance**

The Community Corporation shall effect and keep current in respect of the Community Parcel a Public Risk Policy in a sum of not less than \$10m and must provide to each and every occupier from time to time and as requested by them evidence of the current policy of insurance effected by the Community Corporation in terms of this By- Law.

**10. Pets**

10.1 An owner of a community lot is entitled:-

10.1.1 to keep a maximum of one cat and/or one dog on a community lot; and

10.1.2 if the occupier is a person who suffers from a disability - to keep a dog trained to assist the occupier in respect of that disability.

10.2 An owner of a community lot must not keep an animal on a community lot except as authorised by this section or the corporation.

**11. Internal Fencing**

The provisions of The Fences Act 1975 (as amended) shall apply as between the owners of adjoining community lots.

**12. Compliance with Certain Provisions of the Act**

The Community Corporation shall be required to:-

12.1 hold annual general meetings;

12.2 prepare accounting records of the Community Corporation's receipts and expenditure and to prepare an annual statement of accounts;)

12.3 have the annual statement of accounts audited;

12.4 establish administrative and sinking funds;

12.5 maintain a register of the names of the owners of the community lots.

**13. Offence**

A person who contravenes or fails to comply with a provision of these By-Laws is guilty of an offence.

Maximum penalty: \$500.00.

**TERMS OF INSTRUMENT NOT  
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**BY LAWS  
DEV.NO. 361/C 040/04**

**14. Community Corporation's Right to Recover Money**

- 14.1 The Community Corporation may recover any money owing to it under the By-Laws as a debt.
- 14.2 An owner of a community lot must pay or reimburse the Community Corporation on demand for the costs charges and expenses of the Community Corporation in connection with contemplated or actual enforcement, or preservation of any rights under the By-Laws in relation to the proprietor or occupier.
- 14.3 The costs, charges and expenses recoverable by the Community Corporation shall include without limitation, those expenses incurred in retaining any independent consultant or other person to evaluate any matter of concern and its administration costs in connection with those events.
- 14.4 The Community Corporation may charge interest on any overdue monies owed by a proprietor or occupier of a lot to the Community Corporation at the rate of **TWO PER CENT (2%)** per annum above the rate quoted by the community Corporation's Bankers on overdraft accommodation less than \$10,000.00, calculated on daily balances commencing from the day that the money becomes due for payment.

**15. Interpretation**

In these By-laws:-

- 15.1 "**Act**" means the Community Titles Act 1996.
- 15.2 "**Community Corporation**" means the Community Corporation created by the Deposit of the Plan of Community Division in respect of which these By-Laws are lodged.
- 15.3 "**community lot**" means a community lot created by Plan of Community Division referred to above.
- 15.4 "**community parcel**" means the whole of the land comprised in Plan of Community

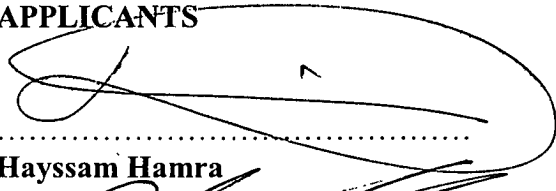
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**BY LAWS  
DEV.NO. 361/C 040/04**

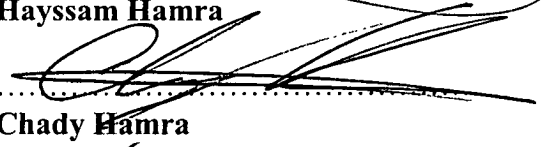
15.5 "occupier" of a community lot includes, if the lot is unoccupied, the owner of the lot.

15.6 Except where otherwise appears words shall have the same meanings as are set out in the Act.

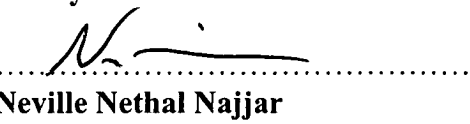
**SIGNED by the  
APPLICANTS**

✓   
.....

**Hayssam Hamra**

✓   
.....

**Chady Hamra**

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.....

**Neville Nethal Najjar**