

Form 15 — Notice of change to body corporate operational rules

Sections 105 and 106, Unit Titles Act 2010

Unit plan: DP 205899
Body Corporate Number: 205899
Supplementary record sheet: NA134A/956

Background

By special resolution on 27 June 2012, Body Corporate 205899 resolved that the operational rules set out in Schedule 1 to the Unit Titles Regulations 2011 apply to it, and that they be amended (ss 105, 106 Unit Titles Act 2010).

Notice

The Body Corporate gives notice that the Body Corporate operational rules are adopted and modified as specified in the schedule of amendments.

The changes have been made in accordance with a special resolution at the Body Corporate Annual General Meeting held on 27 June 2012.

Schedule of amendments

REVOCATIONS

The operational rules set out in Schedule 1 to the Unit Titles Regulations 2011 are hereby revoked.

ADDITIONS

The following rules are hereby added to the body corporate schedule of rules:

RULES FOR BODY CORPORATE NUMBER 205899

PROPERTY 200-204 HINEMOA STREET, BIRKENHEAD, AUCKLAND

BODY CORPORATE OPERATIONAL RULES

General Prohibitions

1. An owner or occupier of a unit must not:
 - (a) Damage or deface the common property.
 - (b) Leave rubbish or recycling material on the common property nor dispose of refuse or waste anywhere except into bins or receptacles for removal either on the usual days by the territorial authority or by independent contractors.
 - (c) Create noise likely to interfere with the use or enjoyment of the unit title development by other owners or occupiers.
 - (d) Park on the common property unless the body corporate has designated it for car parking.

- (e) Carry out any repair work on any motor vehicle located on any car parking space.
- (f) Interfere with the reasonable use or enjoyment of the common property by other owners or occupiers.
- (g) Hang washing or an advertisement or place a billboard or sign on a balcony or outside a principal unit unless prior written permission has been obtained from the body corporate.
- (h) Ignite or permit any fire or incinerator to be ignited in or upon the unit or the common property, or bring to, do or keep anything in a unit which might increase the rate of fire insurance on the building or jeopardise the cover provided by such insurance.
- (i) Erect or fix to the unit any television aerial or "satellite dish" without the prior written consent of the body corporate.

General Obligations

2. An owner or occupier of any unit must:
 - (a) Ensure that car parking units within the body corporate shall be kept tidy and free of all litter and shall not be used for storage of any kind.
 - (b) Use best endeavours to protect and keep safe the unit and any property contained therein from theft and robbery, and keep all doors, windows and other openings closed and securely fastened when the unit is not in use.
 - (c) Comply with any requirements of the body corporate as to the security, control, or management of any common facilities such fire prevention systems.
 - (d) Keep clean all windows and replace any windows, shutters, awnings or doors which are broken, cracked or otherwise damaged with new glass or materials of the same pattern and quality.

Animals

3. An owner or occupier of any principal unit that is used solely for residential purposes may keep animals or pets on, in, or around that unit; provided that such animal or pet does not interfere with the quiet and reasonable enjoyment of the other owners or occupiers, and provided that the owner or occupier notifies the body corporate beforehand in writing of the existence of such animal or pet. An owner or occupier of any other principal unit may not keep animals or pets, in or around that unit.

Occupation of unit

4. An owner of a unit shall forthwith upon contracting to part with possession of the unit by any means other than by sale, give to the body corporate full particulars of the private address and telephone number of the tenant, lessee or other occupier, and shall keep the body corporate promptly informed of any change of such address or telephone number.

Costs

5. Where any owner breaches any body corporate rule or other obligation arising out of the Act or defaults on payment of any levy struck by the body corporate or on any other payment due to the body corporate then that owner shall be liable to the body corporate for

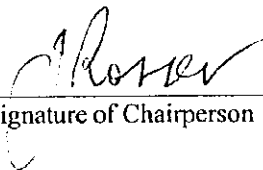
all costs, penalties, charges, interest, secretarial, administrative or other charges including solicitor-client costs which the body corporate incurs either as a direct or incidental consequence of the owner's default, described in this rule ("Costs") and for the purposes of this rule, the registered owner of a unit shall be liable for any breach of the type contemplated by this rule by any guest, licensee, tenant, or occupier of or to the unit. For the purposes of this rule, reference to "owner" includes all of these categories of persons. Where the body corporate has incurred Costs and an owner or agent of an owner makes any payment whatsoever to the body corporate, then notwithstanding any purported direction by that person for the application of such payment, the body corporate may in its sole discretion apply that payment towards any outstanding levy or any Costs.

Body Corporate Management and Administration

6. The body corporate may:
- (a) employ for or on its behalf such agents and servants as it thinks fit in connection with the control, management and administration of the body corporate and of its common property and in the exercise of its powers and duties.
 - (b) execute documents by seal and the affixation of the seal may be attested to by the body corporate's chairperson or by the secretary or by any two members of the body corporate's committee.


Date: 2/57 2012

SIGNED by the Body Corporate Chairperson in the presence of:

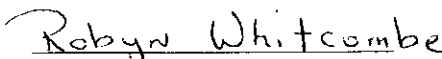


Signature of Chairperson

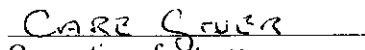
Witness to signature:



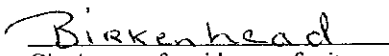
Signature of witness
(Body Corporate Member)



Name of witness



Occupation of witness



City/town of residence of witness

Note

Only amendments or additions to the body corporate operational rules that relate to those matters mentioned in section 106(1)(a) and (b) of the Unit Titles Act 2010 may be made. Any amendment or addition must comply with section 106(2) and (4) of that Act.