

Body Corporate: 326889

PROVIDENCE ON EDEN
21 Hunters Park Drive, Mt Eden

SUMMARISED BODY CORPORATE RULES – AS REGISTERED IN 2021

Updated December 2023

Welcome to Providence on Eden

Living close together with shared common areas, it is important that residents comply with a number of basic rules, which were established when the development was completed (under the Unit Titles Act). The rules apply to all residents, both owners and tenants, ensuring that we live together happily, with a quality environment maintained for all.

Contact Information

Owners' Committee

The 2023/2024 committee of the body corporate consists of:

Malcolm Bailey (unit 6), Amy Murray-Leslie (unit 24), Tracey Heyward-Petry (unit 33), Francesca Casu (unit 34), Evelyn Wang (unit 40B), Wendy Maxwell and (unit 53), Akshay Arora (unit 55) and Niccola Lewis (unit 67B)

Your Committee's role is to make decisions regarding day-to-day governance of the body corporate, including liaising with the Building Manager, between general meetings. The Body Corporate Manager administers to the Body Corporate, with the support of the Committee. Contact with the Committee can be made through the Body Corporate Manager.

Building Manager

Building management is managed by One Place. The Building Manager deals with the general maintenance of the common areas, and also ensures compliance to the rules and advises the Body Corporate Manager if follow up action is required. Your Building Manager contact is Nick Olliver, who can be contacted on 022 409 9459, or by email at providence@oneplace.co.nz

Body Corporate Manager

Boutique Body Corporate & Community Managers is the Body Corporate Manager. Your Account Manager's contact details are:

Craig Leishman - Ph: 09 524 9785

email: craig@bbcl.co.nz

The role of the Body Corporate Manager is an administrative one: budgets, financial accounts, legal matters, compliance with the rules of the body corporate, acting on instruction from the committee, negotiating with contractors, ensuring the complex is insured, and other matters.

(Please note that neither the Body Corporate Manager nor the Building Manager deal with any matters relating to tenancies, only matters pertaining to common areas.)

Blinds and Curtains

All internal blinds and curtains must have a white or brown wooden backing. Sheets, towels or cardboard are **not** acceptable alternatives.

Clothes Lines

All laundry drying should be on clotheslines only, **do not** hang laundry, blankets, towels, wetsuits etc. on/over the balconies or from windows - laundry must NOT be visible from common areas.

Exterior Changes

Additions or structural alterations to the unit or accessory unit are **not** permitted without the prior written consent of the body corporate. Please do not alter in any way the elevation or external appearance, colour scheme or decoration of the unit or accessory unit without prior written consent of the Body Corporate. **Please note this applies to cat doors, extractor fans, vents, heat pumps, insect screens etc. If you are unsure if permission is needed, please seek advice from the Body Corporate Manager prior to proceeding.**

Gardens

Please maintain any garden forming part of your unit or accessory unit in a neat and tidy condition, ensuring grass is kept well mown. No altering or replanting of common area gardens, or placing of personal items on common ground areas is allowed. Please also ensure that any trees or shrubs do not come in contact with the exterior cladding of your unit. Damage caused by trees/vegetation will be repaired at the owner's expense.

Noise

Keeping noise down is appreciated, so you do not disturb your neighbours. Please avoid loud discussions and late parties on balconies or in courtyards, as noise travels throughout the complex. Use of musical instruments, radios, stereo equipment (e.g. music or subwoofer sound system or similar equipment), television, washing machines or any other machines at any time of the day or night in such a manner as to disturb, irritate or annoy any occupant in any unit and shall immediately cease if requested to do so by the Owner or occupier of any Unit or the Body Corporate. *Noise shall be kept to a minimum between the hours of 10:00pm and 7:00am.*

You can contact the Auckland Council's Noise Control at any time, if you are being disturbed by unreasonable noise. Ph. 379-3039.

Parking

The only car parking available in the common areas on site is for **Visitors Only**. Residents must park in their garage or carport. Failure to observe this rule may result in your car being towed at the owner's expense, without further notice.

There is to be no parking on the common drive (exposed aggregate). If you park in front of your unit you **MUST** park on the grey brush finished concrete and not obstruct or encroach on the common area drive.

Please note that visitor parking is limited to 5 hours only.

Pets

Pets (cats and small dogs) are allowed at *Providence on Eden* with the prior written consent of the Body Corporate, and provided they do not cause a nuisance or disturbance and if the unit owner permits pets in the case of tenanted units.

All residents **must notify the Building Manager of pets** and this information will be kept in a **Pet Register**. Information required: the owner's name and contact details, the name of the pet, the breed, the gender, whether de-sexed or micro-chipped, and for dogs the size (toy, miniature, standard or large).

Dogs are required to be on a leash at all times while on common areas of the complex and residents are permitted to contact Dog Control if dogs are roaming freely in the grounds.

Rubbish

Please place all household rubbish in the large bin at the far end of the complex. The bin is emptied twice weekly, and is **only for household rubbish**.

Do not place inorganic items such as carpet, wood, machinery, appliances etc. in the household bin as they will not be collected. Separate bins are provided for recycling of paper, glass, cans and plastic bottles. Please ensure cardboard is flattened.

Only garden clippings/trimmings can be placed in garden bags – no food or plastic of any sort. Please keep the rubbish area tidy at all times.

Signs

Please comply with any signs displayed by the Body Corporate in the complex, as these are self-explanatory; and are there to ensure everyone can enjoy this complex. Other signs (including large realty signs) are not allowed on common property, or in or about the units without the *prior* written consent of the Body Corporate.

Real estate signs **MUST** be removed within 10 days of the 'sold' sign being put up.

Smoking/Vaping Policy

No smoking or vaping on the common areas, this includes roadways, outside the front of the units and shared gardens. There must be no discarding of cigarette butts in the gardens or common grounds. This is a requirement made specifically by our insurance company.

If smoking on your balcony or in your courtyard, smoke drift must **NOT** disturb, irritate or annoy your neighbours.

Speed

The maximum speed of vehicles within the complex is **10 km/hr**. Please bear in mind that visibility is limited, with pedestrians, pets and often children playing. Please ensure your visitors, Uber and delivery drivers are aware of the speed limit.

TV Aerials

All units are connected to a communal TV aerial; no other aerials, satellite dish, etc. are permitted.

NB: The above is a summary of the main rules to ensure a pleasant living environment for all residents. To obtain a full set of operational rules access the BBCL web portal, One Place (MyBos) resident portal or from your landlord or property manager.

*Thank you for your much appreciated cooperation.
We hope you enjoy living at Providence on Eden.*