

## ROOFTOP COMMUNITY GUIDELINES

Part of living in a community environment are the shared services. To ensure fair use by all residents, the following Community Guidelines have been adopted. These guidelines are in addition to any by-laws set out in the Management Statement.

### Booking Times:

8am – 12pm

12pm – 4pm

4pm – 8pm

**Access is NOT permitted between 10:00pm – 7:30am**

To ensure an enjoyable use of the Rooftop Terrace for yourself and all other residents, please read the following and abide by all by-laws and house rules during your booking time.

By-laws relating to common area use can be found in your Owner's Manual on page 39.

The Rooftop Terrace is available to be used by all residents of Grandstand and Reserve. During your booking time (confirmed and managed by B Strata), only you and your guests are permitted access to the terrace. Please ensure that all common areas are left clean and tidy or any cleaning costs will be charged to the resident responsible, in addition to the loss of any bond that may have been required. This includes the cleaning of BBQs. Also please be mindful that as soon as your booking has finished, there will most likely be another group following along shortly, so in the 15 minutes remaining of your booking, please clean up after yourself, remove all food and drink you brought with you and leave the rooftop terrace in the manner in which you would expect to find it.

- Bookings on Public Holidays will **not** be permitted.
- A maximum of 20 guests of a proprietor permitted at any one time.
- Consecutive sessions cannot be booked and booking end times will be strictly adhered to, to ensure fair use for all.
- Please ensure you attend to your area within 15 minutes of the start of the booked time otherwise it may be reassigned.
- Always be sure to leave the area clean and tidy.
- Damage to an area and additional cleaning will be charged to the resident.
- Recurring bookings are approved at the Strata Managers' and Council of Owners discretion.
- If you are the last booking, the cushions are to be placed back in the store cupboard. (store cupboard location noted in rooftop terrace floor plan below)
- Children must always be accompanied on the roof terrace and are not to be left unattended.

The Rooftop Terrace includes a freestanding fire pit and stylish dining area equipped with a built-in BBQ and fridge along with a separate built-in seating area adjacent the kitchen. All furniture provided to the Rooftop Terrace has been fixed in place for safety purposes ensuring no loose furniture can be dragged adjacent to the balustrade and create a climbing risk.

Particular care must be taken when using the fire pit and instructions for use are to be strictly followed. Please ensure to cover fire pit when not in use. It is not intended to be left exposed to the elements, especially rain.

We thank you for your co-operation and understanding.

