

INASMUCH COMMUNITY INC.

SUSSEX INLET

Village Rules:

These rules have been made to maintain a peaceful, comfortable and enjoyable village environment for all residents, staff, visitors and guests.

1. Definitions

In the following rules:

- a. Common areas mean any part of the village other than residential premises.
- b. We, our and us mean the operator of the village, and include employee's, agents or representatives of the operator and
- c. You and your apply to any resident of the village.

2. Visitors and Guest

1. We encourage residents to keep links with relatives, friends and other people from outside the village. Visitors or a short stay- guest are welcome anytime, and there is no need for you to get our consent or let us know they are coming. A visitor or short-stay guest is somebody who visits during the day or stays overnight for up to two weeks.

2. You must ask us beforehand and get our consent if you have a guest live with you on a temporary basis. A guest is someone other than a spouse or de facto, who intends to stay for more than 2 weeks .We will not unreasonably refuse such a request.

3. You must take all reasonable steps to see that your visitors and guests (including tradesperson) comply with the village rules. Any visitor or guest who seriously or repeatedly breaks the rules may be asked to leave the village immediately.

3. Noise

1. As with any residential complex, a level of noise within the village is to be expected. However, you must not make any noise likely to unreasonably interfere with the quiet enjoyment of others within the village. This rule applies whether you are inside your premises or on common areas.
2. When listening to music or radio, or playing computer games, or watching television, you should not have the volume turned high enough to be heard from outside your premises. Residents with hearing problems are encouraged to use head phones or other aids.

4. Parking.

1. As parking spaces are limited within the village, you may park a vehicle only in your own garage, driveway, carport or other parking area allocated specifically to you or to all residents. You must not park or stand a vehicle on any part of the village.
2. This rule does not prevent you from stopping to allow passengers to get out of or enter a vehicle.
3. However, under no circumstances may a vehicle be parked or driven on grassed area.
4. In the interest of safety, drivers within the village must obey speed limits and other traffic signs at all times.
5. "Visitor Parking" spots are available for use only by visitors, tradespeople, visiting Doctors, emergency vehicles or other people just visiting the village. They are not to be used by residents, guest staying overnight or longer, tenants or staff.
6. In this rule, vehicle means a car, trailer, boat or other motor vehicle.

5. Pets.

No Dogs or Cats allowed.

You may keep or a small bird (e.g a budgerigar or canary) in your premises at any time, without the need to let us know or get our consent. For the safety of other residents, no other animals (including cats or dogs) are to be kept in your premises or brought onto common areas at any time.

6. Gardening and Landscaping

1. The state of the grounds is important to the appearance of the village for residents and visitors. It is our responsibility to maintain all the lawns and gardens on common areas in a presentable condition.
2. However, if you want to assist, such as by watering the common area near your premises, you are welcome to do so. You must not prune or remove plants, take cuttings or pick flowers from the common area gardens without our consent.
3. You must not use any part of the common areas as your own garden without our consent. If we give consent it is your responsibility to keep the area in a presentable condition, until you us tell you are no longer able or willing to garden.
4. If your premises have its own garden it is your responsibility to keep it in a presentable condition. Care should be taken when buying new plants for your garden. You must not knowingly plant any trees, flowers, shrubs or vines that grow rapidly or commonly cause allergic reactions. Trees, shrubs or vines with the potential to grow in excess of 2 metres (that is approximately 6ft 6in) in height must not be planted without our consent.

7. Garbage Disposal.

1. For health and safety reasons you must ensure that your garbage is securely wrapped before placing it in the bin.
2. You must not litter or leave rubbish on village property, other than in the bins provided.
3. Under no circumstances is the burning of garden waste permitted within the village.

8. Common Area Restrictions.

1. The common areas are provided for the use and enjoyment of all residents. Signs posted on common areas, about such matters as hours of use, form part of these rules and must be obeyed.
2. You must not obstruct or permit the obstruction of walkways, entrances, stairways, corridors, fire escapes, lights, window or other parts of the common areas. (For example, pot plants, hoses, brooms, rakes and other items that may present a hazard if left on common areas.)
3. When on common areas you, and your visitors and guest, must be adequately clothed and must not use language or behave in a matter likely to cause offence or embarrassment to another person.
4. Smoking is not permitted in any building (other than your premises) or other enclosed parts of common areas.
5. It is our job to maintain and clean the common areas. However, this does not prevent you from sweeping or vacuuming the pathway or corridor immediately outside your premises.

9. External Appearance of Residential Premises.

1. We respect the right to privacy and autonomy over your possessions and domestic affairs.
2. However, you must not hang out any washing, towels, bedding, clothing or other articles on any balcony or other part of the premises in such a way as to be visible from outside. Such items may be hung on any lines provided in the common areas but only for a reasonable period.
3. In the interest of safety you must not place any object, such as a pot plant, on any ledge, sill or elevated surface on the exterior of your residential premises in a position from which it may fall.

10. Village Rules.

1. It is our job to ensure that the village generally is reasonably secure.
2. In particular, we are required to provide and maintain locks or other security devices to ensure our premises are reasonably secure.
3. Chains and bolts must not be fitted to external doors of your premises because they could prevent emergency help.
4. If you change the locks on the doors for any reason you must provide us with a copy of a key as soon as practical. We will keep the key in a secure place and will only use the key in an emergency.
5. You must not interfere with the self-closing mechanisms of exterior doors that are designed to maintain security.
6. To help prevent theft you must ensure that all windows, doors and other openings to your premises are closed and securely fastened when your premises are not occupied.

Important Notes about These Rules.

1. Any of these rules may be changed or deleted or a new rule added if at least 75% of voting residents vote in favour of the proposal.
2. These rules, as amended, prevail over any inconsistent term of a contract.
3. It is our job to enforce the village rules fairly and equitably.
4. You can apply to the Residential Tribunal to make us enforce the rules or if you think is unjust, unconscionable, harsh or oppressive.
5. If you do not comply, or in serious or persistent cases, there may be an order to terminate your resident contract.