

Bella Vista Residents' Association Inc.

2025 Society Bylaws

1. USE

- 1.1. Each member shall make no improper, offensive or unlawful use of any Common Facilities, and shall use the Common Facilities only for the purposes for which they were designed.
- 1.2. No Member shall fetter, obstruct or impede the use of any Common Facilities by any other member.
- 1.3. No Member shall park, or allow to be parked, any motorhome, caravan, boat, or other form of trailer in the designated common parking spaces, with the following exception:

Temporary Access for Maintenance:

A motorhome or caravan may be parked for a period not exceeding 12 consecutive hours, limited to once within any 7-day period.

This exception is strictly to facilitate the interior cleaning, loading, or unloading of equipment.

- 1.4. No Member shall place anything in or on the Common Facilities.
- 1.5. No Member shall do any act which may prejudice or add to the premium payable in respect of any insurance of the Common Facilities.
- 1.6. No Member shall make use of any part of another Member's Lot through parking, storage or other encroachment without the express permission of that other Member.
- 1.7. No Member or occupant shall drive any vehicle on the Private Way or Access Ways within the Development at a speed exceeding 20 kilometres per hour (20kph).
- 1.8. Parking of vehicles on the Private Way or Access Ways is prohibited, except for temporary loading/unloading or as specifically designated, to ensure clear access and safety.

2. PROHIBITED ACTS

- 2.1. No Member shall drop any litter in or on the Common Facilities.
- 2.2. No Member shall do any act which detracts from the attractiveness or state of repair of the Common Facilities. Any Member who discovers any damage to the Common Facilities shall immediately report such damage to the Board.
- 2.3. No Member shall obstruct or interfere with or disturb or trespass upon the rights of any other member or occupier of any Lot in the quiet and uninterrupted occupation and enjoyment of the premises so occupied by him or her.

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- 2.4. No Member shall do or permit to be done anything whereby any obstruction, restriction or hindrance may be caused to the Private Way, Access Ways, driveways and pathways or other parts of the Development or to persons lawfully using the same.

3. CODE OF CONDUCT

- 3.1. No Member shall use or permit any Lot to be used for any purpose which is illegal or may be injurious to the reputation of the Development.

4. CONDUCT AND NOISE

- 4.1. No Member shall engage in, or allow any person to engage in, any criminal activity within the Development.
- 4.2. No Member shall make or permit any improper or unreasonable noise within the Development, nor act in any fashion so as to annoy, disturb or irritate any other Member.
- 4.3. No Member shall dispose of any rubbish except into bins or receptacles for removal on usual days by the local authority or by independent contractors.

5. MEMBERS' RESIDENCES

- 5.1. Each Member shall have the duty to keep each property which they own within the Development and all improvements to those properties in a well maintained and attractive condition and shall not permit the accumulation thereon of unsightly rubbish or materials or in any other way permit the appearance of a property to detract from the general standards established for the Development.
- 5.2. Each Member shall at all times comply with the requirements of all statutes, regulations and local authorities, and shall duly and punctually pay all rates, taxes, charges and other outgoings payable in respect of that Member's Lot.
- 5.3. Each Member shall properly secure that Member's Lot when it is not occupied.
- 5.4. No Member shall allow any animal, bird or pet (collectively "pet") to cause a nuisance to any other Member.
- 5.5. All waste, recycle, and other refuse bins must be removed from view and recovered onto the Member's Lot as soon as possible following collection on the designated collection day.
- 5.6. The Member is responsible for any damage caused to Common Facilities or adjacent Lots by the roots or canopies of trees located within their Lot, excluding those trees planted within the Lot's Amenity Planting Strip or Yard.