

1. What are your General Obligations?

You must not:

(a) make noise or behave in a way that might unreasonably interfere with the use and

enjoyment of an Apartment or Common Property by another Owner or Occupier.

2. (b) use language or behave in a way that might offend or embarrass another Owner or

Occupier or their visitors;

3. (c) smoke cigarettes, cigars or pipes while you are on Common Property or allow smoke from

them to enter Common Property; or

4. (d) obstruct the legal use of Common Property by any person; or

5. (e) do anything in Beau Monde Apartments which is illegal; or

6. (f) do anything which might damage the good reputation of the Owners Corporation or Beau

Monde Apartments.

2. Complying with the Law

You must comply on time and at your cost with all laws relating to:

(a) your Apartment; and

(b) the use of your Apartment; and

(c) Common Property to which you have a licence, lease or a right to use under an Exclusive

Use By-Law.

The things with which you must comply include, but are not limited to, planning laws, development, building and other approvals, consents, requirements, notices and orders of Government Agencies.

3. Easements

You must not breach any easement affecting suites, or common property or any part of Beau Monde.

YOU ARE RESPONSIBLE FOR OTHERS

1. What are your Obligations?

You must:

(a) take all reasonable actions to ensure your visitors comply with the by-laws and the Strata

Management Statement;

2. (b) make your visitors leave Beau Monde Apartments if they do not comply with the by-laws or
the Strata Management Statement;
3. (c) take reasonable care about who you invite into Beau Monde Apartments; and
4. (d) accompany your visitors at all times, except when they are entering or leaving Beau Monde
Apartments.

2. Actions of Other People

You must not allow another person to do anything that you cannot do under the by-laws of the

Strata Management Statement.

3. Requirements if you Lease your Apartment

If you lease or licence your Apartment, you must:

(a) ensure that your tenant or licensee and their visitors comply with by-laws and the strata

management statement;

2. (b) take all action available to you, including action under the lease or licence agreement, to

make; them comply or leave Beau Monde Apartments; and

3. (c) provide the caretaker with a copy of your notice to the strata manager setting out details

as required under section 119 of the Management Act; and

4. (d) provide your tenant or licensee with up-to-date copies of the by-laws and the Strata

Management Statement

7 YOUR APARTMENT

7.1 What are your General Obligations?

You must:

(a) keep your Apartment clean and in good repair and condition; and

(b) properly maintain, repair and, where necessary, replace an installation or alteration made

under the by-laws which services your Apartment (whether or not you made the installation or alteration); and

