

Body Corporate for Sunrise at 1770 Community Title Scheme

VISITORS & LETTING CODE OF CONDUCT

November 2022

Sunrise at 1770 Body Corporate welcomes you and hopes your stay is an enjoyable one.

The Sunrise eco-development occupies land in an environmentally significant setting. As such, the Body Corporate encourages you to enjoy what Sunrise has to offer, whilst respecting the land and the rights of Sunrise residents to the peaceful and private use of their property.

Owners and occupiers of houses and land in Sunrise have legal obligations to the Body Corporate derived from the environmental and other covenants contained in the Sunrise Community Management Statement (CMS). You stand in the shoes of the owner of the property in which you are staying and are responsible for observing this code of conduct.

The objectives of this Code of Conduct are:

- To assist owners and managers of rental accommodation to establish acceptable standards of behaviour for their tenants and visitors;
- To minimise adverse social or environmental impacts;
- To meet the needs of all stakeholders;
- To inform Sunrise house owners and their letting agents of the standards of conduct required from their guests, tenants and holiday rentals.

Owners are accountable for ensuring that the terms and conditions upon which their property is offered, booked and occupied for letting, holiday rental or otherwise, comply with this Code of Conduct and are incorporated into the contract or other agreement by which their house is occupied. Owners are also responsible for ensuring this Code of Conduct is prominently displayed in their properties when let or otherwise occupied by their guests.

GENERAL

- Land other than common land in Sunrise is privately owned. Please respect residents' privacy and do not trespass;
- Residences and the facilities must not be used to host commercial events or other commercial functions, all of which conflict with the residential nature of Sunrise as set out in the CMS;
- Loud music or anti-social behaviour will not be tolerated;
- Accommodation may not be "extended" by camping in tents or vehicles;
- Please observe all signs within the complex;
- If renting, please contact your Letting Agent or your landlord regarding any issues with your house, and not the Sunrise Caretaker.

BODY CORPORATE FACILITIES

Both the Springs & China Beach Clubs have four BBQ pavilions and 25 metre swimming pools. A kids' pool and play ground, plus basketball and tennis courts are located at the Springs Club.

The Body Corporate is mindful of the need for health and safety but the use of these facilities is entirely at your own risk.

Large gatherings are not permitted.

Please observe the rules governing use of the facilities (which are displayed at the Clubs).

ENTITLED USERS

You, your family and guests staying with you are welcome to use the Beach Clubs. Short-term tenants (i.e., those renting for less than one month) may **not** introduce non-resident guests to the facilities.

VEHICLES

- A 30km/h speed limit applies to all vehicles throughout the property. Speeding is an offence on any public road and as such will not be tolerated within Sunrise. Slow to a safe speed when approaching & passing others;
- There are several steep gradients necessitating a slow & safe speed, both up and, particularly, down;
- Sections of the road system are widened to allow oncoming traffic to pass safely. Please make an effort to use these sections correctly and avoid driving over kerbs or leaving the road;
- Pedestrians & cyclists have right of way;
- Be aware of children and workmen when driving within the estate;
- Parking of vehicles must be within the boundaries of your rental property or in the designated roadside parking bays near the Beach Clubs and Beach Access Paths;
- Caravans, mobile homes, boats and trailers are not permitted inside the estate unless the house has a designated and screened parking space for these items.

RUBBISH DISPOSAL

- Please separate your waste into general household waste and recyclables, and place in the appropriate bins;
- Bin removal is 6.00am on Monday mornings. Please place bins on kerbside before 6am;
- Bin collection of recyclables takes place every second Monday;
- A charge will apply for rubbish removal other than as above, on request to the Managers office.

ANIMALS

- Pets and domestic animals are not permitted anywhere within the development at any time, including animals confined to vehicles;
- Please do not feed any local wildlife or disturb any local fauna or flora;
- Give all animals, particularly reptiles, a wide berth;
- Marine turtles nest and hatch on the adjacent beaches from November through April. All turtles are protected and should not be disturbed. After dark during these months household lights should not shine directly onto the beach and please ensure that outside lighting is minimised and faces downwards so that its source is not visible from the beach.

FIRE

- Outdoor fires and wood fired BBQs are not permitted anywhere within the estate, including on the beaches.
- Please take great care to extinguish and remove all cigarette butts.

BEACH ACCESS AND USAGE

- Please only use designated walkways to and from the beach. These are provided to ensure the privacy of residents and to protect the natural environment. Access to the beach from the Sunrise at 1770 estate, other than by the designated constructed paths, is only allowed in the event of an emergency. This applies to all properties, including those directly adjacent to the environmental protection zone, on the beachfront.
- The beaches are unpatrolled and can be dangerous at times. Swimming is at your own risk.
- Please do not leave rubbish on the beaches. Bins are provided near each walkway.

CHECK OUT

You must depart the property immediately after the end of your rental - relocating to the Body Corporate facilities after check out is not permitted.

EMERGENCIES

In an emergency, please call the following:

- **Emergency Services (Police, Ambulance, Fire Brigade) – 000**
- **SES – 132 500**
- **Your relevant Letting Agent**