



Botanic Living

The Botanic is a great place to live, which comes from respecting fellow residents, the building and its surrounds. We have taken the extra care required to enjoy, maintain and appreciate community living, by cooperating with the following :

- ✓ Noise - Please limit noise; strictly so after 10pm Sunday to Thursday and after midnight Friday and Saturday – be mindful noise and smoke travels from balconies!
- ✓ Smoking - is prohibited on Common Property and smoke must not penetrate into other units.
- ✓ Common Property - Please keep Common Property, foyers and carpet clean and litter free.
- ✓ Waste Disposal - Please accept that our system has very limited capacity.
 - * Only EVERYDAY GARBAGE is collected. Please follow the instructions displayed in the garbage rooms for its correct disposal into the coloured bins. All small cardboard boxes are to be totally flattened and food free; pizza boxes and plastic bags to the red bins.
 - * Our system cannot take packaging material, large cardboard boxes, polystyrene foam, household or electrical or e -goods, furnishings, clothing and the like.
 - * Refer www.lanecove.nsw.gov.au/CouncilServices/WasteandRecycling for self disposal of these items, which is free of charge for Council Household Collections but must pre-ordered or dropped off at the Community Recycling Centre. Charity shops in the Village take “seconds” but not electrical.
- ✓ Appearance – Please maintain and respect the appearance of the Botanic particularly on balconies including not hanging out any washing or towels where visible from the street.
- ✓ Balconies – Please do not feed birds on your balcony or throw anything off it as this affects your neighbours below and can injure someone and damage Common Property.
- ✓ Car Space and Storage Safety – Items stored or spilled in car spaces represent a tripping, fire emergency and personal injury hazard. Similarly, items on top of storage cages prevent fire sprinklers from operating effectively. Containers with inflammable contents are prohibited!
- ✓ Visitor Parking – Only a visitor who is a bona fide invitee of an owner or occupier may park their vehicle in a visitor space and then only for a short-term period not exceeding twenty-four (24) hours and not on a regular or recurring basis exceeding one (1) visit per week. If extended stays are required, with legitimate cause, please seek approval from the Building Manager. Visitor spaces are **NOT** to be taken up at any time by people living in the Botanic.
- ✓ Moving – Please remember that three business day's notice is required to organise covers for lifts, which may only be used for the transport of large items between 9am and 4pm Monday to Saturday. Removalist's vehicles must not obstruct the Botanic's driveway.

Thank you for your cooperation in ensuring quality living in our homes.

SP 90323 Owners Corporation

