Manufactured homes Form 16

Residential Park Comparison Document

Manufactured Homes (Residential Parks) Act 2003

This form is effective from 20 February 2025

Important

About this document

The Residential Park Comparison Document assists prospective manufactured home owners compare residential parks by providing general information about a park and their facilities and services, including the costs of moving into, living in and leaving the residential park. It is not intended to provide information about individual manufactured homes within a park. It doesn't form advice or guidance, and any prospective home owner is encouraged to seek independent financial and legal advice.

Key things to know about residential parks

Manufactured homes in residential parks are a form of housing where manufactured home owners own their dwelling and position them on sites in a residential park owned by a park owner. Home owners enter into a site agreement with the park owner for the use of the land and communal facilities, services and amenities and pay the park owner site rent.

Buying a manufactured home is a significant commitment, and when you enter into a site agreement you are agreeing to continue paying site rent for as long as you own the home, or until you remove the home from the site in the park.

In a residential park, **site rents can increase at regular intervals based on the terms of your site agreement** and subject to legislation on site rent increases in the *Manufactured Homes (Residential Parks) Act 2003.*

You should carefully consider whether you can afford the ongoing expenses of living in the residential park, and how this will increase over time. You are strongly encouraged to seek independent financial and legal advice from an experienced Queensland lawyer about your rights, options and obligations as a manufactured home owner before buying a manufactured home in a residential park and entering into a site agreement.

For more information about residential parks and the *Manufactured Homes (Residential Parks) Act 2003,* please see *https://www.qld.gov.au/housing/buying-owning-home/housing-options-in-retirement/manufactured-homes/about-manufactured-homes.*

The information in this Residential Park Comparison Document is correct as at 12/11/2025 *[insert date].* Some of the information included may not apply to existing site agreements.

Park owner signature ..... Date 12/11/2025

Residential park details

Park name Suncrest Coombabah

Phone (07) 2145 4222

Park address 70 Hansford Road

Suburb Coombabah State QLD Postcode 4216

Website https://hometownaustralia.com.au/ Number of current manufactured home sites 219

Park contains: ■ only manufactured homes ☐ multiple dwelling types (see section 15)

Total number of sites (including other dwelling types) currently in park 219

Development status: ■ Completed ☐ Under development (see section 16 for details)

Re-development planned in the next 5 years: ☐ Yes ■No (see section 16 for details)

Year Residential Park began operating……2025……..

Part 1 – Site rent and other costs

1 Site rent for new site agreements

*(GST exclusive)

Declaration of what site rent will be for new home owners.

Site rent* (or range of site rent) payable by new owners

$543.50 to $565.30……..

This applies to site agreements entered from ..12/11/2025. DD/MM/YYYY)

How often is site rent due:

☐ Weekly ■Fortnightly ☐Monthly ☐ Other (specify) …..…….....

2 Site rent increases

The proposed basis for how site rent can be increased under a site agreement for the site.

How does site rent increase for new home owners in the residential park?

Basis

4% per annum
(This is subject to the increase limitations of "the greater of CPI or 3.5%" under section 69B of the Act.)
……..

General increase day…..6 November 2025…… (DD/MM/YYYY)

A general increase day is the day that site rent increases for all sites using a particular basis. A general site rent increase for a site cannot occur more than once a year.

Frequency

■Annual ☐Other (specify) ……

Additional information (specify any additional basis, increase day and frequency below)

…….....

……..

……..

Note: general site rent increases are limited to once per year using only a single basis at a time. However, some park owners may have multiple bases which apply in different years.

3 Mandatory costs or fees <u>not</u> included in site rent (GST inclusive)

Note: Does not include sales commissions where the park owner resells homes.

Are home owners in the park required to pay any additional costs or fees which are not included in site rent?

☐ Yes (provide details below) ■ No

Total costs / fees: $.....

Details of costs / fees and when payable: ……

……

Part 2 – Utilities and services

4 Electricity	Service Charge/s (individually measured and/or metered) ☐ Included in site rent ☒ Not included in Site Rent ☐ Other (specify) N/A Usage Charge/s (individually measured and/or metered) ☐ Included in site rent ☒ Not included in Site Rent ☐ Other (specify) N/A Does the park contain an embedded network for the supply of any electricity in the residential park? ☒ Yes ☐ No For more information about embedded networks see: https://www.aer.gov.au/consumers/understanding-energy/embedded-networks-customers Can solar panels be installed on manufactured homes? ☐ Yes ☒ No Are there any known conditions/restrictions on the installation or use of solar panels in the residential park? ☒ Yes ☐ No If yes, specify The residential park is restricted by conditions set by the network distributor and government authorities regarding excess solar energy which may change from time to time.
5 Water	Service Charge/s (individually measured and/or metered) ☐ Included in site rent ☒ Not included in Site Rent ☐ Other (specify) N/A Usage Charge/s (individually measured and/or metered) ☐ Included in site rent ☒ Not included in Site Rent ☐ Other (specify) …… N/A

6 Sewage	Service Charge/s ☐ Included in site rent ☒ Not included in Site Rent ☐ Other (specify) N/A Usage Charge/s ☐ Included in site rent ☒ Not included in Site Rent ☐ Other (specify) N/A
7 Gas	Service Charge/s (individually measured and/or metered) ☐ Included in site rent ☐ Not included in Site Rent ☐ Other (specify) N/A Usage Charge/s (individually measured and/or metered) ☐ Included in site rent ☐ Not included in Site Rent ☐ Other (specify) N/A
8 Telephone	☐ Included in site rent ☒ Available but not included in site rent ☐ Not available ☒ Other (specify) Must be separately arranged with a third party by the home owner
9 Internet	☐ Included in site rent ☐ Available but not included in site rent ☐ Not available ☒ Other (specify) Must be separately arranged with a third party by the home owner
10 Other utilities and services	Details of other services or utilities (for example, food services, gardening services, personal care services, transportation services) including whether provision of these services by the Park Owner is included in site rent N/A

11 Park Manager and staff Please provide details about the availability of park management.	**Is an on-site manager (or representative) available to home owners?** ■ Yes ☐ No Details of on-site availability: Monday - Friday 9:00am - 5:00pm …….. …….. **Does the on-site manager live on-site or work on-site?** ■ Lives on-site ☐ Works on-site ☐ Not applicable **Does the park have an after-hours emergency contact?** ■ Yes ☐ No **After-hours emergency contact details** (07) 2145 4222 …….. …….. **Do any other staff work in the residential park?** ■ Yes ☐ No If yes, provide details (e.g. First Aid Officer, Security, Grounds person etc). Grounds persons …… …… …… …… ……

Part 3 – Facilities and amenities

12 Communal/shared facilities Please provide details about the facilities currently available in the park, including any additional costs for the use of these facilities.

(NOTE: Under section 14 (a) (iii) of the Act, a home-owner has non-exclusive use of the park's common areas and communal facilities).

☒ Activities, workshops or games room/s

Details Community Workshop

Cost: ☒ Included in site rent ☐ Additional fee (specify)

Available to: ☒ Home owners ☐ Guests / Visitors ☐ Public

☒ BBQ area outdoors

Details

Cost: ☒ Included in site rent ☐ Additional fee (specify)

Available to: ☒ Home owners ☐ Guests / Visitors ☐ Public

☒ Bowling green

☐ Indoor ☒ Outdoor

Details Recreational bowling green

Cost: ☒ Included in site rent ☐ Additional fee (specify)

Available to: ☒ Home owners ☐ Guests / Visitors ☐ Public

☒ Club House

Details Open plan with kitchen, verandah and amenities

Cost: ☒ Included in site rent ☐ Additional fee (specify)

Available to: ☒ Home owners ☐ Guests / Visitors ☐ Public

☐ Communal open space

Details……

……

Cost: ☐ Included in site rent ☐ Additional fee (specify)

……

Available to: ☐ Home owners ☐ Guests / Visitors ☐ Public

☒ Gym

Details…Clubhouse Gym……

……

Cost: ☒ Included in site rent ☐ Additional fee (specify)

……

Available to: ☒ Home owners ☐ Guests / Visitors ☐ Public

☒ Library

Details…Clubhouse Library……

……

Cost: ☒ Included in site rent ☐ Additional fee (specify)

……

Available to: ☒ Home owners ☐ Guests / Visitors ☐ Public

☐ Restaurant / Cafe

Details……

……

Cost: ☐ Included in site rent ☐ Additional fee (specify)

……

Available to: ☐ Home owners ☐ Guests / Visitors ☐ Public

☐ Shops

Details……

……

Cost: ☐ Included in site rent ☐ Additional fee (specify)

……

Available to: ☐ Home owners ☐ Guests / Visitors ☐ Public

☐ Park bus or other park-supplied transport options

Details (conditions for use)

……

……

Cost: ☐ Included in site rent ☐ Additional fee (specify)

……

Frequency: ……

Available to: ☐ Home owners ☐ Guests / Visitors ☐ Public

☒ Swimming pool

☒ Indoor ☐ Outdoor ☐ Heated ☐ Not heated

Size: Approx: 20m x 5m……

Details. Inground……

……

Cost: ☒ Included in site rent ☐ Additional fee (specify)

……

Available to: ☒ Home owners ☐ Guests / Visitors ☐ Public

☐ Tennis court / Pickleball

Details……

……

Cost: ☐ Included in site rent ☐ Additional fee (specify)

……

Available to: ☐ Home owners ☐ Guests / Visitors ☐ Public

☒ Changing rooms and showers at sports facilities

Details. Clubhouse amenities……

……

☒ Kitchens in communal facilities

Details. Clubhouse kitchen……

……

Cost: ☒ Included in site rent ☐ Additional fee (specify)

……

Available to: ☒ Home owners ☐ Guests / Visitors ☐ Public

☐ Other facilities and amenities (specify below, including availability and cost)

……

……

……

……

……

……

……

13 Parking

Please provide details of parking available to home owners and their guests.

Do home owners have personal parking space/s on their site?

☒ Yes ☐ No ☐ Varies by site

Are there any restrictions on home owners parking on or adjacent to their site (e.g. on their driveway)? If so, please provide details:

Home owners must park vehicles within garage or car ports

Is there additional parking available for home owner use in the park?

☐ Yes ☒ No

If yes, specify number of spaces and any conditions

……..

Is there additional parking available for visitor use?

☒ Yes ☐ No

If yes, specify number of spaces ……

Is there parking available for large vehicles such as trailers, motorhomes, caravans, boats or other recreational vehicles?

☐ Yes ☒ No

If yes, specify number of spaces and any conditions

N/A

……

Are there any fees in addition to site rent applicable to the use of parking spaces for large vehicles such as trailers, motorhomes, caravans, boats or other recreational vehicles?

☒ Yes ☐ No

If yes, provide details

Storage is subject to availability and wait list at the park owners discretion. $30/m (Fees may vary based on size of vehicle and may change form time to time). Availability is not guaranteed.

14 Security and safety Note: Park Owners are required to maintain and implement an emergency plan for the residential park. Additional features listed at park owners discretion. This list may not be exhaustive. Please enquire with park owner for more details.	Does the residential park have any of the following security and safety features? ☒ Security cameras ☒ Key fob/pin code operated Security gates ☐ Emergency phones ☒ Defibrillator(s) Provide details of any other notable security or safety features of the park? …… …… …… ……
15 Accessibility features Please provide details of features in the park to assist home owners with mobility or other issues. Details are provided for comparative information only. Home owners with specific accessibility requirements should contact the park owner to ensure the park can meet their needs.	Does the residential park have any of the following accessibility features in the common areas of the residential park? ☐ Ramps ☐ Lifts ☒ Wheelchair-accessible toilets ☐ Extra-wide doors ☐ Wheelchair-accessibility to Letterboxes ☐ Wheelchair-accessibility to Residential Park Office What parts of the park have these features? Clubhouse……

Part 4 – Miscellaneous

16 Other dwellings	Does the park contain dwellings other than manufactured homes (i.e., is a mixed-use park)? ☐ Yes ■ No If yes, provide details, for example caravans, holiday rental cabins, residential premises (including manufactured homes) under residential tenancy agreements) …… …… …… ……
17 Development Indications of future plans may be subject to change. For more information contact the park owner.	Has development of the park been completed? ■ Yes ☐ No If no, provide details of how many sites, including manufactured home sites and other dwellings will be available when planned development is completed and the anticipated date for completion? …… …… …… …… …… If no, provide details of any services, amenities or facilities that will become available when development is complete, including when these will be available …… …… …… …… ……
18 Home owners committee	Does the park have a home owners' committee? ■ Yes ☐ No
19 Letting the home	Do site agreements in the residential park permit home owners to let their home to another person? ☐ Yes ■ No If yes, detail any restriction on letting: …… …… …… ……

20 Temporary stays	Do site agreements in the residential park include any limitations or requirements on people temporarily staying in the residential park? (For example, house sitters, pet sitters or family members temporarily staying at the home)? ☐ Yes ■ No If yes, detail any limitations or requirements? The park owner may consider temporary stays on application in writing by the home owner and must be two months in advance of the proposed stay. Temporary stays are conditional and may be approved at the park owner's discretion. If a temporary stay is approved, no persons under temporary stays are permitted to use common facilities without being accompanied by the home owner who originally made the application.
21 Insurance Please provide details about any insurance taken out over the park land and/or facilities	Are the communal facilities and land in the residential park insured? Yes ■ No ☐ What is covered by the insurance? ☐ Flood ■ Storm ■ Fire ■ Public liability Note: home owners will generally be responsible for insuring their own property in the park. Are home owners required to insure their manufactured home? Yes ☐ No ■ If yes, provide details: Although the requirement of insuring the manufactured home is not mandatory, it is recommended.

Part 5 – Park Rules	
22 Pets	Are there any restrictions on pets in the park? ☒ Yes ☐ No If yes, provide details: Home owners are restricted by local authority guidelines on the keeping of pets within the site. This includes the amount and size of the pet.
23 Park rules	Please provide a list of the park rules (may be provided as an attachment) See Attached

Part 6 – Park details and operations

24 Park owner details	☐ **Individual owner/s** Title……..Full name …….. Title……..Full name …….. Title……..Full name …….. ☐ **Corporate owner** Full company / corporation name …… Australian Company Number (ACN) …….. Australian Business Number (ABN) ……..…….. Business address …… Suite 3, Level 9 28 Margaret St Suburb Sydney State NSW Post code 2000 Phone number 02 9276 6000 Email address info@hometownaustralia.com.au
25 Park contact Please provide contact details for the residential park for information and enquiries if different from above.	Contact name Community Manager - Chelsie Steele Park phone (07) 2145 4222 Park email suncrest@hometownaustralia.com.au

Further Information

If you would like more information, contact the Department of Housing and Public Works on 13 QGOV (13 74 68) or visit our website at **www.hpw.qld.gov.au**

Regulatory Services (Department of Housing and Public Works)
Regulatory Services administers *the Manufactured Homes (Residential Parks) Act 2003*. This includes investigating breaches of the Act.

Department of Housing and Public Works
GPO Box 690, Brisbane, QLD 4001
Phone: 07 3013 2666
Email: regulatoryservices@housing.qld.gov.au
Website: www.housing.qld.gov.au/housing

Queensland Retirement Village and Park Advice Service (QRVPAS)
Specialist service providing free information and legal assistance to home owners and prospective home owners in residential parks in Queensland.
Caxton Legal Centre Inc
Level 23, 179 Turbot Street
Brisbane Qld 4000
Phone: 07 3214 6333
Email: qrvpas@caxton.org.au
Website: www.caxton.org.au

The Queensland Manufactured Home Owners Association Inc (QMHOA)
Is a peak body representing owners of manufactured homes in Queensland.
They provide information and assistance to home owners and prospective home owners in relation to their rights and responsibilities under the *Manufactured Homes (Residential Parks) Act 2003.*
Phone: 07 3040 2344
Website: www.qmhoa.org.au

Seniors Legal and Support Service
Provides free legal and support services for seniors concerned about elder abuse, mistreatment or financial exploitation.
Caxton Legal Centre Inc
Level 23, 179 Turbot Street
Brisbane Qld 4000
Phone: 07 3214 6333
Email: slass@caxton.org.au
Website: www.caxton.org.au/sails_slass

Queensland Civil and Administrative Tribunal (QCAT)
This independent decision-making body helps resolve disputes and reviews administrative decisions by government.

GPO Box 1639, Brisbane, QLD 4001
Phone: 1300 753 228
Email: enquiries@qcat.qld.gov.au
Website: www.qcat.qld.gov.au

Queensland Law Society
Find a solicitor
Law Society House

179 Ann Street, Brisbane, QLD 4000
Phone: 1300 367 757
Email: info@qls.com.au
Website: www.qls.com.au

Department of Justice and Attorney-General
Dispute Resolution Centres provide a free, confidential and impartial mediation service to the community.

Phone: 07 3006 2518
Toll free: 1800 017 288
Website: www.justice.qld.gov.au

SUNCREST COOMBABAH ["the Park"] PARK RULES

Please refer to the Site Agreement to view a dictionary of the terms in these Park Rules commencing with capitalised letters. These Park Rules address Section 77 of the Act.

1. Ownership of all Sites, the Common Areas, the communal facilities and all infrastructure at the Park will remain vested in the Park Owner. To the extent that any of the Park Rules are inconsistent with the Special Terms of any Site Agreement, the Special Terms shall prevail.

2. The use and operation of the communal facilities *(as per Section 77(2)(a) of the Act)***:**

A home owner (including their guests and visitors) shall not do any of the following:

a. Use any part of the communal facilities for any purpose which may be illegal or injurious to the reputation of the Park Owner, the Park or the home owners at other Sites or which may interfere with the peaceful enjoyment of the communal facilities or which may interfere with the general management of the Park.

b. Paint, affix or display any signs, advertisements, notices, posters, placards, banners or like matter on, to or at any part of any communal facility without the prior consent of the Park Owner. Such consent may be withheld or issued conditionally from time to time.

c. Permit any auction sale or any other business or commercial enterprise to be conducted at any communal facility without the prior consent of the Park Owner. Such consent may be withheld or issued conditionally from time to time.

d. Bring to, do or keep anything at the communal facilities which shall increase the rate (being the real risk, increased premiums or voidable insurance claims) of fire insurance or any other insurance type at the Park or any property at the communal facilities which may conflict with relevant laws and or regulations relating to such insurance types or any insurance policy applying to the Park or any property at the Park or the ordinances of any public authority for the time being in force.

e. With the exception of informing home owners of Park activities, functions or meetings: distribute flyers, brochures, circulars, pamphlets, or notices about any communal facility or the Park.

f. Damage flowers, shrubs, trees, lawns or gardens or cause any damage anywhere within the communal facilities.

g. Contravene the rules and laws relating to smoking and the consumption of alcohol at the communal facilities as prescribed by the relevant authorities from time to time.

h. With the exception of barbeques, use any form of light, power or heat (nor, in particular, use any exposed flame) other than electricity or gas supplied through meters (if applicable) at any communal facility.

i. Use any chemical, burning fluids, oil, acetylene or alcohol in lighting any communal facility.

j. Break any seal or tamper with a meter or any utility connections at the communal facilities.

k. Hang clothing, bedding or other articles at or on the windows, decks, verandahs or otherwise at any part of the communal facilities.

l. Dig any holes at the communal facilities without the prior consent of the Park Owner. Such consent may be withheld or issued conditionally from time to time.

m. Permit any guests or visitors to use the communal facilities without such guests or visitors being accompanied by their hosting home owner.

n. Permit any unaccompanied guests or visitors to wander about the communal facilities without such guests or visitors displaying personal identification badges.

o. Cause annoyance to other home owners or the Park Owner at the communal facilities. Guests and visitors must always treat home owners with respect and courtesy. Subject to any bowling green leases in place from time, home owners will always enjoy priority usage rights with respect to the communal facilities.

p. Permit children visiting the Park to roam around the communal facilities unsupervised. Furthermore, hosting home owners are responsible for the activities of guests and visitors (including children) staying with them or visiting the Park.

q. Permit their guests or visitors (or home owners themselves) to play on or around Park thoroughfares. Furthermore, the riding of skateboards, non-motorised scooters, roller blades and other similar conveyances at the Park is prohibited.

r. Use the communal facilities outside of the hours that are approved by the Park Owner from time to time.

s. Ignore complying with lawful notices that are issued from time to time by either the Park Owner or any authority in relation to the communal facilities and the Park.

t. Aside from wheelchairs, cause any other conveyances (including mobility scooters, buggies, skateboards, roller blades and bicycles) to be on any timber flooring at the communal facilities.

3. The making and abatement of noise *(as per Section 77(2)(b) of the Act)***:**

a. A home owner (including their guests and visitors) are not to make or permit any objectionable noises, use bad language or interfere in any way with the reasonable peace, comfort, privacy or quiet enjoyment of home owners and others at the Park.

b. All power tools, musical instruments, radios, stereos, television sets, barking dogs, birds and the like shall be controlled so that the sound from them is reasonable and does not cause annoyance to anyone.

c. No home owner can hold, or permit to be held, any social gathering or meeting at their Site that produces any noise which interferes with the reasonable peace, comfort, privacy or quiet enjoyment of home owners and others at the Park.

d. Home owners (including their guests and visitors) leaving or entering the Park late at night or in the early morning hours must do so quietly, so as not to disturb the reasonable peace, comfort, privacy or quiet enjoyment of home owners and others at the Park.

e. Home owners (including their guests and visitors) are not to carry on, in or about the Park any annoying, noxious, offensive, illegal business, occupation or practice or otherwise that may grow to be an annoyance within the Park.

f. Home owners (including their guests, visitors and sub-contractors) are not to operate any plant or equipment outside the hours designated by the local authority, and further that through noise, odour, vibrations or otherwise may or grow to be an annoyance within the Park.

4. The carrying on of sporting and other recreational activities *(as per Section 77(2)(c) of the Act)***:**

a. The requirements and conditions of any liquor license in place at the Park must be strictly adhered to at all times.

b. In relation to the Park bowling green, bowlers must wear either the correct footwear (as nominated by the Park Owner in its absolute discretion from time to time) or practice “bare foot” bowling.

c. For the sake of preserving the life of the bowling green, the Park Owner can require home owners to play bowls in either north/south or east/west directions from time to time.

d. Home owners who utilise the Park workshop must adhere to any usage requirements that are prescribed by the Park Owner or any relevant authority from time to time.

e. Home owners who wish to use the communal facilities (particularly the clubhouse/country club and surrounds) for private functions or private parties must pay a cleaning bond to the Park Manager no later than 48 hours prior to the staging of their private function or private party. The bond (or any part thereof) may be used by the Park Manager (at his or her absolute discretion) to clean the communal facilities following the conclusion of the private function or private party. The quantum of the bond will be determined by the Park Owner from time to time. The Park Manager will refund any unused bond monies to the relevant home owner as soon as practicably possible following the conclusion of the private function or private party.

5. The speed limits for motor vehicles *(as per Section 77(2)(d) of the Act)***:**

a. The speed limit at the Park is strictly 10 kilometres per hour.

6. The parking of motor vehicles *(as per Section 77(2)(e) of the Act)***:**

a. All motor vehicles and trailers kept at the Park on permanent basis must be registered with the Park Owner.

b. Only motor vehicles with current registration may be driven and parked within the Park. Owners of motor vehicles with noisy or polluting exhausts will be required to remove such motor vehicles from the Park.

c. Excluding caravans, motorhomes, boats and trailers, each Site is permitted a maximum of two (2) motor vehicles subject to the Park Rules below.

d. Parking of no more than two (2) motor vehicles is permissible at a home owner(s) Site but only if both vehicles can be accommodated such that they do not protrude beyond the boundary of the road and driveway of the home owner(s) manufactured home (within which such motor vehicles are to be accommodated) and in no instance in such a place or in such a manner as to cause a nuisance to others.

e. Due to limited storage at the Park, Home Owners must seek and obtain written permission from the Park Owner if they wish to store their caravans, motorhomes, boats and trailers on Park grounds. If

such permission is granted, then the relevant Home Owner will receive an identification tag, which they must ensure is displayed on the item they intend storing on Park grounds. Identification tags will be item-specific and are thus not transferrable in any way.

f. The issuance of the above-mentioned identification tags will be subject to additional terms and conditions as announced by the Park Owner from time to time. Application fees will also be payable by current or prospective home owners who have not already been issued with identification tags.

g. Notwithstanding the above, no motor vehicle, caravan, boat, trailer or other vehicle is to be parked or stored at any Site in a manner which impedes the safe passage of other vehicles or people or otherwise causes the Park Owner to breach legislation relating to its health and safety obligations or the requirements of the Park Owner's town planning approvals or any requirements laid out by the Park Owner's insurers.

h. Caravans and motorhomes can only be parked at a Site for a maximum period of 24 hours and for loading and unloading purposes only.

i. Home owners are not permitted to park their motor vehicles in visitor parking bays throughout the Park.

j. Home owners must ensure that motor vehicles belonging to their guests and visitors are parked in designated visitor parking bays only, and not on roadways, verges and lawns. Vehicles belonging to guests and visitors cannot be parked or stored at the Park for any longer than 24 hours without first obtaining written consent from the Park Owner. Such consent many be withheld or issued conditionally from time to time.

k. With the exception of visiting delivery and courier vehicles, no trucks or large commercial-type vehicles (even if they belong to a home owner or their guests and visitors) will be permitted access to the Park without the prior consent of the Park Owner. Such consent may be withheld or issued conditionally from time to time.

7. The disposal of refuse *(as per Section 77(2)(f) of the Act)***:**

a. The water closets, conveniences and other waste apparatus, including waste pipes and drains must not be used for any purpose other than those for which they were constructed and no sweeping of rubbish or other unsuitable substance shall be deposited within.

b. Carports, garages and Sites generally must be kept clean and free from all litter and weeds. All practical steps must be taken to prevent infestation by vermin and or insects.

c. Home owners must place all of their household rubbish into bins at their Sites for periodic collection and disposal by the relevant service provider.

8. The keeping of pets *(as per Section 77(2)(g) of the Act)***:**

a. The allowable number, and the keeping of pets generally by home owners, must be in accordance with local authority requirements and Park Owner policy.

b. Individual home owners must ensure their pets are securely confined within their Site.

c. No pets, including those of family and friends are allowed to be kept at the Park without the consent of the Park Owner. Such consent may be withheld or issued conditionally from time to time.

d. Pets are not permitted to roam the Park and are to be kept on a short lead at all times whilst they are not within either the confines of a manufactured home or otherwise appropriately confined and secured within a Site.

e. Pets are not permitted in or on the clubhouse/country club, lanaii, tennis court, swimming pool and bowls green. Home owners are not permitted to allow their pets to access the Site of another home owner without first obtaining permission from the relevant home owner.

f. Pet owners are responsible for disposing of waste belonging to their pet, irrespective of where such waste may occur.

g. In line with the above Park Rules, home owners must take measures to ensure their pets [including birds] do not make any unreasonable noises such that might interfere with the reasonable peace, comfort, privacy or quiet enjoyment of home owners and others within the Park.