



August 2019

The Savannah at the Vistas at Runaway Bay

**Rules Issued Pursuant to the By -
Laws**



The Savannah at the Vistas Runaway Bay St. Ann RULES ISSUED PURSUANT TO THE BYE-LAWS

1.0 General Rules

- 1.1 All occupants are obliged to participate in any **fire drill** supervised by the Municipal Fire Department.
- 1.2 Owners or residents shall **NOT** engage in open burning of any debris, garbage, or rubbish or any kind or any other substance, without permission from the relevant authorities/persons, as indicated in The Country Fires Act and Public Health (Nuisance) Regulations.
- 1.3 HOOLIGANISM and indecent language will be not tolerated on the property.
- 1.4 All operational concerns or issues must be directed to the Management Committee. Homeowners and residents must not directly address these concerns or issues with the security personnel or with persons employed by the Association. (See 5.2 for exception.)
- 1.5 Owners, visitors and tenants should follow the directives of the Security Personnel when entering or exiting the compound.
- 1.6 The Management Committee should be advised of the name of your helper or any other workers so that they can be granted access to the property.
- 1.7 Picking flowers and removing plants from the common garden is not allowed.
- 1.8 No articles of any kind, including laundry items, should be hung on the balconies, railings, or out of windows.
- 1.9 Homeowners are expected to keep their lots in an acceptable state. (There should be no overgrown grass, garbage or debris should not be visible, etc.).
- 1.10 Dogs and other large pets are to be kept in properly secured yards. These animals must be on a leash and kept under control when being walked. Owners must clean up after their animals.
- 1.11 All occupants are asked to discourage vendors and motor mechanics from doing business on the compound. Emergency situations with vehicles are exempted from this requirement.
- 1.12 Unauthorised persons are not allowed in pump room at the pool area or in the equipment storage room in the club house.



- 1.13 The speed limit within the development is **24 kph**. Caution must be exercised for the safety of residents.
- 2.0 Structural Changes/Construction**
- 2.1 Any exterior changes to the rear of building may require an Architectural Review and detailed plans should be submitted to the Management Committee to facilitate same. The approval of the St, Ann Municipal Corporation is mandated, by law, and the plans will not be approved by the Corporation unless sealed by the Association. There should be no changes to the front of the building as per the restrictive covenant on the Certificate of Title.**
- 2.2 Patios and car ports may not be converted to indoor living space.
- 2.3 The approval of the Management Committee should be sought before a boundary fence is erected. For uniformity, picket and concrete fences should be painted white.**
- 2.4 Building material should be stored at least 5 feet from the curb wall.
- 2.5 Storage of building material on roadways is strictly prohibited. Permission should be sought for the short term storage of material on common areas
- 2.6 Building material should not be mixed on the roadways and construction debris or rubble should not be left on the roadways at any time.
- 3.0 Use of Premises**
- 3.1 The building should be used only for residential purposes including long and short term rental. Any other use is prohibited.
- 3.2 If your unit is rented, the Management Committee should be advised of the name(s) of the tenant and the period of occupancy. This will ensure that your tenant gets access to the property. Tenants should be also advised of the regulations governing the development.
- 4.0 Garbage Disposal**
- 4.1 Mondays have been scheduled by NSWMA for the collection of garbage. Garbage is to be placed in polyethylene bags or containers prior to being disposed of in the skip. Homeowners with individual garbage receptacles, should similarly bag their garbage which should not be put out before Monday mornings. This will prevent lingering odours and breeding of maggots, rats and roaches.



- 4.1.1 The individual receptacles should be removed as soon as the garbage is collected.
- 4.2 Large items should not be placed in the garbage skip. These items should not be visible prior to collection and homeowners are responsible for disposing of such items. Items not dealt with, as required, in a timely manner will be collected at your charge.
- 5.0 Noise Nuisances**
- 5.1 Noise from television and stereo units etc. must be kept at a minimum so as not to disturb other residents.
- 5.2 Please advise the security if you are disturbed by noise.
- 6.0 Parking**
- 6.1 Vehicles must be parked in designated areas, if this is not done, the security personnel will request immediate removal.
- 6.2 Parking, for extended periods on the roadway is not allowed. However, stopping to load/unload vehicles, or to receive or deposit passengers, is permitted within reason.
- 6.3 Motor trucks, trailers and buses (with seating capacity exceeding 12) are not permitted to remain overnight in the development's common areas and roadway without prior authorization of the Management Committee. These vehicles must be parked on owners' property.**
- 7.0 Events and Use of Clubhouse**
- 7.1 Small functions are allowable in your unit. However, the noise level must be kept within an acceptable range to prevent discomfort to your neighbours. Guests should also park in the designated areas. Please see clauses 5.1 and 6.1.
- 7.2 Larger functions/gatherings must be held at the clubhouse. Application to reserve the area must be made to the Management Committee. You will complete a reservation form and pay a refundable deposit of \$5,000.00 for this accommodation. You will be required to pay the cost of cleaning the facility and for additional security service, if necessary.
- 7.3 Owners, residents and guests will be held jointly responsible where appropriate, for any damage or improper use of the clubhouse facilities and are liable for repairs to or full replacement of equipment.



- 7.4 Owners or residents who contravene the rules or who are in arrears of three (3) months with their maintenance may be denied access to the gym, the pool and the multi- purpose court. They may also be excluded from renting the clubhouse and participating in community events, and will not be granted remote access to the property.
- 7.5 Playing of games should be restricted to the play area, to ensure the safety of children. Homeowners, residents and guest may cycle on the property but must obey the general rules of the Road Code.
- 8.0 Use of pool area**
- 8.1 The following rules are implemented for the protection and benefit of all and to ensure the safe and sanitary operation of the pool facilities. Parents and guardians should explain the rules to their children and charges and caution them to comply with the rules. Failure to comply with the rules shall be sufficient cause for residents to be deprived of the use of the pool area.
- 8.1.1 The opening hours for the pool will be 10a.m. to 10 p.m. every day unless otherwise stipulated by the Management Committee.
- 8.1.2 Swimming will not be permitted during inclement weather.
- 8.1.3 The pool area will be closed for cleaning every Monday and Friday between the hours of 8 a.m. and 9 a.m. A notice will be posted at the entrance if it becomes necessary for unscheduled cleaning and maintenance.
- 8.1.4 No person should use the pool whenever it is closed by the management or any other authorities.
- 8.1.5 The swimming pool is to be immediately vacated by users in the event of bodily accidents occurring in the pool (which can result in exposure of other users). The pool shall also be closed by management and treated in the event of such bodily accidents.
- 8.1.6 The pool may be closed at any time, without notice, if there is an operational difficulty.
- 8.1.7 No disruptive behaviours nor other debauched conducts are to be carried within the pool or area
- 8.1.8 No diving, running or rough play will be allowed in the pool area at any time.



- 8.1.9 No wheeled vehicles (skate boards, bicycles etc.) are permitted in the pool area at any time. The exception to this being vehicles for the physically challenged.
- 8.1.10 Music equipment and radios are permitted but must be played at a reasonable volume as not to disturb others.
- 8.1.11 Balls and other flotation devices are permitted but must be removed from the pool when not in use.
- 8.1.12 Persons who have a disease that is transmissible by water, or who have had diarrhea in the last two weeks, or who have open lesions or sores should **NOT** use the pool.
- 8.1.13 Users must not urinate, defecate, vomit, spout water from the lips or blow the nostril in the swimming pool or on the deck
- 8.1.14 Diaper changing is not permitted at pool side.
- 8.1.15 Children who are not toilet trained or adults with control problems must wear water resistant swimwear.
- 8.1.16 All users must wear appropriate swimwear and should shower before entering the pool.
- 8.1.17 Smoking is prohibited within the pool area.
- 8.1.18 All personal property must be removed from the pool and pool area when the user leaves. The Association is not responsible for items left in the pool or pool area.
- 8.1.19 If users observe an assumed violation, they must not attempt to enforce the rules but should inform a member of the Management Committee.
- 8.1.20 No drinking glasses or glass bottles are permitted in the pool or pool area. Drinks are however permitted in non- breakable containers.
- 8.1.21 The use of alcohol, sedatives medications or any substance which may impair judgement of the user during or just prior to the entering of the pool is to be avoided.
- 8.1.22 Users should not cause any obstruction or any other means of entanglement in or adjacent to the swimming pool which could result in a bather being injured or trapped.
- 8.1.23 Since there is no life-guard service provided for the pool, non-swimmers, children under 12 years of age, the very elderly or physically



challenged persons will not be allowed to use the pool without proper supervision.

- 8.1.24 Children under 12 years of age will not be allowed to play in the pool area without proper supervision.
- 8.1.25 Residents, including short term renters, must accompany their guest(s) at all times.
- 8.1.26 All rules apply to guests and the residents will be responsible for any breach by the guests
- 8.1.27 Persons using the pool area do so at their own risk as the Association does not accept responsibility for accidents and injuries connected with such use.
- 8.1.28 Poolside furniture and equipment is intended for use in the pool area exclusively and must not be removed and used for other purposes. Homeowners/residents will bear the cost of any damage caused by their guests/ tenants to these items.
- 8.1.29 Restraint should be exercised as to the number of guests residents choose to invite to enjoy these facilities. Under normal circumstances, no more than six guests per instance. Owners and residents should use their discretion and respect that the pool area is a shared facility.
- 8.1.30 For the safety of users, the maximum number of bathers allowed in the swimming pool at one time is 38. This must be adhered to.
- 8.1.31 Access to the pool will be denied to Homeowners, their guests and tenants if their maintenance fee is more than 3 months in arrears.

9.0 The Management Committee wishes to remind all residents that the Rules and Regulations of the Association are for the benefit of all, and those who contravene these mandates cause inconvenience to other residents. In addition the maintenance fee could probably be increased if numerous costly repairs result from the contraventions.

10.0 Residents of the Savannah at the Vistas are expected to acquaint their visitors with the Rules and By Laws governing the operations of the development, as visitors will be expected to comply with same.

11.0 From time to time, additional signs may be erected and regulations may be amended to facilitate the smooth and orderly running of the development.



The Management Committee

The Savannah at the Vistas Homeowners Association