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 11 November 2026 *[insert date].* Some of the information included may not apply to existing site agreements.

Park owner signature ..... Date 11 November 2026

Residential park details

Park name Palm Lake Resort Pelican Waters

Phone 1800 490 626

Park address 40 The Springs Blvd

Suburb Pelican Waters State QLD Postcode 4551

Website https://palmlakeresort.com.au/ Number of current manufactured home sites 317

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

Total number of sites (including other dwelling types) currently in park 158

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 2024

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

$579.00 applies to site agreements from 11 November 2026

This applies to site agreements entered from 11/11/2026 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

3.5% annually

General increase day 1 July annually

General increase day 01/07/2027 (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: $25.00

Details of costs / fees and when payable: ……

Gate card for entry gate access $25.00; Milon gymnasium card $10.00; Milon gymasium wristband $55.00; Palm Lake Resort app (external provider, current charge $59.00 per annum)

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) …….. Usage Charge/s (individually measured and/or metered) ☐ Included in site rent ☒ Not included in Site Rent ☐ Other (specify) …….. 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 Subject to Energex approval…… ……
5 Water	Service Charge/s (individually measured and/or metered) ☐ Included in site rent ☒ Not included in Site Rent ☐ Other (specify) …….. Usage Charge/s (individually measured and/or metered) ☐ Included in site rent ☒ Not included in Site Rent ☐ Other (specify) …….. ……

6 Sewage	Service Charge/s ☒ Included in site rent ☐ Not included in Site Rent ☐ Other (specify) …….. Usage Charge/s ☒ Included in site rent ☐ Not included in Site Rent ☐ Other (specify) ……..
7 Gas	Service Charge/s (individually measured and/or metered) ☐ Included in site rent ☒ Not included in Site Rent ☐ Other (specify) …….. Usage Charge/s (individually measured and/or metered) ☐ Included in site rent ☒ Not included in Site Rent ☐ Other (specify) ……..
8 Telephone	☐ Included in site rent ☒ Available but not included in site rent ☐ Not available ☐ Other (specify) …….. ……
9 Internet	☐ Included in site rent ☒ Available but not included in site rent ☐ Not available ☐ Other (specify) …….. ……
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 Gate access card $25.00 to be purchased by Home Owner Milon gymnasium card $10.00 to be purchased by Home Owner, with option of purchasing wrist band at $50.00; Palm Lake Resort App (external provider charges apply) currently $59.00 per annum ……

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: 9am - 12pm Monday to Friday in the office 12pm - 4pm Monday to Friday by telephone **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 5354 3395 **Do any other staff work in the residential park?** ■ Yes ☐ No If yes, provide details (e.g. First Aid Officer, Security, Grounds person etc). Resort Team - Caretakers, Resort Administrator Ground Maintenance Team Cleaners Construction Team Sales Team

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 Workshop (Home Owners only);

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 Undercover - The Springs Country Club

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

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

☒ Club House

Details The Springs Country Club

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

Paid Activities

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…Milon gymnasium; Yoga & Pilates studio
Yoga, Pilates, Reformer Pilates etc may incur a fee
……

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

$10 refundable card charge; optional $50.00 wristband charge

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

☒ Library

Details……

……

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)

For pre-authorised shopping outings and inter-resort events; subject to bus policy including a minimum of 5 participants

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

May include additional fee if distance over 200 km

Frequency: Weekly or as booked per the bus policy

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

■ Swimming pool

■ Indoor ■ Outdoor ■ Heated ☐ Not heated

Size: Indoor pool: 180,000 litres, Outdoor pool: 280,000 litres

Details: 1 x indoor pool, 1 x indoor spa
1 x outdoor pool, 1 x outdoor spa

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: Locker room at Wellness Centre

■ Kitchens in communal facilities

Details:

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)

- His and hers Steam room, Sauna and Vichy shower
- Ten-pin bowling
- Table tennis
- Billiards
- Darts

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: No parking on roadway or visitor car parking areas 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 50 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 Offsite, must enter into a Parking Licence Agreement 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 $130.00 per fortnight

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? The Springs Country Club……

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?

Total sites planned 317; estimated completion date 2028……

……

……

……

……

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? 2 visitors for maximum of 12 weeks in total over 12 month period. Longer stays must be applied for and approved in writing and an additional fee of $100.00 per fortnight will apply if approval provided. House sitter policy in place.
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: Park Owners insurance does not cover Home Owners residences. Park Owner recommends Home Owners insure their home and contents.

Part 5 – Park Rules

22 Pets	Are there any restrictions on pets in the park? ■ Yes ☐ No If yes, provide details: Written consent must be provided, and a maximum of 2 pets allowed. Park Rules apply to pet management.
23 Park rules	Please provide a list of the park rules (may be provided as an attachment) 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 Palm Lake Resort Pty Ltd Australian Company Number (ACN) …….. Australian Business Number (ABN) 77 915 457 991 Business address PO Box 10479 Suburb Southport State QLD Post code 4215 Phone number (07) 5552 1300 Email address resortadminteam@palmlake.com.au
25 Park contact Please provide contact details for the residential park for information and enquiries if different from above.	Contact name Marko and Enza Pentilla Park phone 1800 490 626 Park email Pelicanwaters@palmlake.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

Palm Lake Resort Pelican Waters

Residential Park Rules

MANUFACTURED HOMES (RESIDENTIAL PARKS) ACT 2003

1. COMPLAINT PROCUDURE

(a) As per Section 5 Dispute, the Park Owner and the Resort Caretakers prefer complaints be dealt with on a personal basis and as rapidly and efficiently as possible. Complaints are to be made in writing and submitted to the Resort Caretakers.

(b) The Residents' Committee may also take up complaints with the Park Owner and/or Resort Caretakers on behalf of residents.

2. EVENTS/FUNCTIONS

(a) No Resort event/function shall be advertised outside the Resort unless the Resort Caretakers have given their prior written approval.

(b) All events/functions held in the Country Club (or any other Resort facility) must be booked in advance through the Resort Caretakers.

(c) The organiser of the event/function will be responsible for hosting the event/function and returning the event/ function area to a clean and in its original condition.

(d) A copy of the event/function Policy and booking form can be requested from the Resort Caretakers.

3. FACILITIES

(a) All Resort facilities including but not limited to The Springs Country Club, Mirage pool area, tennis and pickleball courts, and workshop are to be used at the Home Owner/s own risk and the Spirit of Community Guiding Principles must be observed at all times.

(b) The areas covered by a Liquor Licence must comply with Liquor Licencing obligations as defined by the relevant regulatory authority. Supply is limited to Home Owner/s' and/or their visitors and must only be sold within the hours permitted and in the designated areas under the requirements of the Liquor Licence. This includes BYO alcohol consumption.

(c) The Resort facilities must not be used in a manner that is illegal, injures the Park Owner's reputation, or interferes with the peaceful enjoyment of other Home Owners. Rules for the use of the Resort facilities are

outlined in the Spirit of Community guidelines which is provided upon settlement of the home and site, and can be obtained from the Resort Caretakers.

(d) Home Owners must accompany their visitor/s if they wish to use the Resort facilities. Children must be closely supervised at all times.

(e) All Resort facilities are strictly pet-free.

(f) All Resort facilities are strictly non-smoking.

(g) All Resort facilities, including Resort gates, will be opened and closed as per nominated times, which may be amended by the Park Owner as required.

(h) All Resort sporting facilities are shared communal facilities for the use of all Home Owners and may not be dominated by any individual or group of persons unless there is an organised competition approved by the Resort Caretakers.

3.1 Milon gymnasium

(a) The Milon gymnasium opening hours are as per nominated opening times outlined in the Spirit of Community Guiding Principles.

(b) The Home Owner/s acknowledges that the Park Owner has installed "Milon" branded gymnasium equipment which is designed specifically for use with a personal "Milon smartcard" containing each Home Owners' individual fitness and training program information.

(c) The Milon gymnasium equipment is for Home Owners' use only. Home Owners are responsible for their own safety when using all Milon gymnasium equipment. Please refer to the Resort Caretakers for instructions of use and induction process.

(d) The Home Owner/s acknowledges and agrees that whilst the Park Owner will make available the "Milon" gymnasium equipment and "Milon smartcard" for use within the Milon gymnasium, the Park Owner will have no control over the functionality of the "Milon" gymnasium system including whether the technology supporting the service may be withdrawn or changed by the company responsible for the production of the "Milon" branded gymnasium system in the future. If this were to occur, the Home Owner/s agrees that the Park Owner will not be responsible to the Home Owner for any loss, damage or cost sustained, incurred or suffered by the Home Owner as a result of the withdrawal or change of the services associated with the "Milon" branded gymnasium system and "Milon smartcard". In these circumstances, the Park Owner agrees to use its reasonable endeavours to replace any affected Milon gymnasium equipment with alternative and/or new other branded equipment for the Home Owners' use and enjoyment in the Milon gymnasium.

(e) Home Owners must obtain a GP certification proving medical clearance to use the Milon gymnasium, which must be provided to the Resort Caretakers prior to facility induction and use.

3.2 Reformer Pilates studio

(a) The Reformer Pilates studio is limited to Home Owner use only. Home Owners are responsible for their own safety when using all Pilates studio equipment.

3.3 Billiards tables and darts

(a) The billiards tables and darts are limited to persons over 16 years of age use only.

(b) Visitors wanting to use the billiard tables must be accompanied by a Home Owner at all times, and have consideration for other Home Owners who may wish to play.

3.4 Sauna

(a) The sauna is limited to persons over 18 years of age use only.

(b) Visitors wanting to use the sauna must be accompanied by a Home Owner at all times, and have consideration for other Home Owners who may wish to use the Sauna.

3.5 Workshop

(a) The workshop is limited to Home Owners' use only.

(b) Home Owners are responsible for their own safety when using all workshop equipment.

(c) Home Owners must follow the safety guidelines outlined as per the induction process.

3.6 Pool

(a) Home Owners must accompany their visitor/s if they wish to use the pool facilities. Children must be closely supervised at all times.

(b) Home Owners must take responsibility for their own health and safety, and for the health and safety of any visitor/s.

(c) Home Owner/s and their visitor/s must have consideration for other Home Owners who may wish to use the pool facilities.

(d) Children that are not toilet trained must wear appropriate clothing including swimming nappies where applicable.

4. FIRE HYDRANTS

(a) Please ensure that there is clear access to all fire hydrants at all times.

(b) Home Owners must maintain clear and easy access around their home and site for emergency services in accordance with any State or other Authority.

5. GARBAGE AND DISPOSAL OF REFUSE

(a) Home Owners must keep their garbage bins in the designated bin storage area of their home and site.

(b) Weight of garbage bins are as per the external contractor's guidelines, or not to exceed 15kg. Sharp objects must be wrapped prior to being placed in bins.

(c) Home Owners must not burn any garden waste, or other waste, in any part of the Resort including their home.

6. NOISE

(a) Home Owners, or their visitors, must not make or permit noise that may interfere with the reasonable peace and enjoyment of other Home Owners. This includes (but is not limited to) power tools, musical instruments, loud stereos/ television or noisy pets.

(b) Home Owners will not do any act or thing or permit their visitor/s to do any act or thing which through noise, odours, vibrations or otherwise may be or grow to be an annoyance, nuisance, grievance, damage, hazard or disturbance to their neighbouring Home Owners/ occupiers. Without limiting the generality of the prohibition, Home Owners are not to play or permit the playing of any musical instrument or system of sound amplification nor sing nor permit singing on their site or in their home (or in or upon any part of the Resort) between the hours of 11pm and 7am.

7. PARKING OF MOTOR VEHICLES

(a) Home Owners must only park their vehicles in their garage. Garage doors must not be left open for long periods of time.

(b) Home Owners must only park their golf car in their designated golf car storage.

(c) Exceptions to (a) may be made for:

i. Picking up or dropping off passengers (to a maximum of 5 minutes);

ii. Caravan charging, cleaning or preparation (to a maximum of 48 hours);

iii. Loading or unloading of vehicles (to a maximum of 30 minutes);

iv. Trade and other service vehicles, where they require access to their vehicle (to a maximum of 8 hours).

(d) Home Owners must not park their vehicles and/ or golf cars in the visitor parking, other than those provided for limited time visits to the Country Club or other Resort facilities.

(e) Visitors must only park in parking provided for visitor parking.

8. PETS

(a) Home Owners must apply and be granted permission by the Resort Caretakers to keep a maximum of two pets (birds, cats or dogs), the type and size of which will be limited.

(b) All pets must be properly controlled and well looked after.

(c) All cats and dogs must be spayed or neutered, micro chipped and registered as per council bylaws.

(d) Pets are not permitted to roam freely within the Resort at any time.

(e) All cats and dogs must be on a leash if outside the Home Owner's home and site at all times.

(f) Pet droppings must be picked up and disposed of by the Home Owner/s in the receptacle provided throughout the Resort or in the Home Owner/s' own garbage bin.

(g) No animals are permitted inside the Country Club and/or Resort facilities.

(h) Any nuisance caused by pets which interferes with the reasonable peace and enjoyment of the Resort by other Home Owners must be rectified. Where there is ongoing nuisance caused by pets that interferes with the reasonable peace and enjoyment of the Resort, the Park Owner may request the Home Owner/s removes their pet from the Resort.

(i) No visitor pets are allowed in the Resort.

9. RESORT ENTRY

(a) The Resort entry gates will remain closed at all times.

(b) Any visitors entering into the Resort must dial the Home Owner's home number into the main gate entrance of the Resort and press the hash '#' key to enter.

10. RULES

The Park Owner may introduce new rules, in accordance with the Act, for the management of the Resort and the conduct of persons anywhere in the Resort to ensure a peaceful, comfortable and safe environment within the Resort is maintained for the benefit of all Home Owners and their visitors.

11. SPEED LIMITS FOR MOTOR VEHICLES

(a) The roadways and car park areas within the Resort are "Shared Zones" and are for the use of pedestrians, bicycles, wheelchairs and all motorised vehicles including golf cars, mobility scooters and e-bicycles.

(b) The golf car paths are for golf cars, pedestrians and bicycles only.

(c) The Shared Zone speed limit is 10 km per hour on both roadways and golf car paths.

(d) On roadways pedestrians must walk safely to the sides of the roads and allow the unencumbered passage of vehicles.

(e) On golf car paths, golf cars and bicycles must give way to pedestrians and slow down to let them safely pass.

(f) Vehicles are required to transit safely, give way to pedestrians to ensure their safety, and obey all Resort traffic signs.

(g) No skateboards, scooters, e-scooters or segways are permitted.

12. SMOKING

(a) Home Owners and their visitors must only smoke in the Home Owner's home and site.

13. TREES AND SHRUBS

(a) Trees and shrubs provided by the Resort must not be removed without the prior consent of the Resort Caretakers.

14. VISITORS

(a) Visitors are most welcome for overnight and/or short stays. The maximum period allowed for visitors to stay is 12 weeks in any 12-month period. This is the total period, regardless of how many different visitors you have.

(b) A maximum of two visitors is allowed at any one time. If there are extenuating circumstances, you may request to the Park Owner they consider an extended stay for a Home Owners visitor/s. Requests must be submitted by the Home Owners in writing to the Resort Caretakers, and written approval must be obtained prior to the extended stay of the visitor/s. Approval is not guaranteed, and if provided will result in an additional fortnightly fee as set out in Schedule 2 – Summary key terms.

(c) Home Owners may not take in boarders or charge someone a fee to reside in the home.

(d) Home Owners must ensure visitors are made aware of the Resort Rules and Spirit of Community Guidelines and that they observe them at all times.

(e) The Park Owner reserves the right to prohibit or restrict visitors from using the Resort facilities if there are reasonable grounds to do so.