

5 YOUR BEHAVIOUR

5.1 What are your General Obligations?

You must not:

- (a) make noise or behave in a way that might unreasonably interfere with the use and enjoyment of an *Apartment* or *Common Property* by another *Owner* or *Occupier*.
- (b) use language or behave in a way that might offend or embarrass another *Owner* or *Occupier* or their visitors;
- (c) smoke cigarettes, cigars or pipes while you are on *Common Property* or allow smoke from them to enter *Common Property*; or
- (d) obstruct the legal use of *Common Property* by any person; or
- (e) do anything in *Beau Monde Apartments* which is illegal; or
- (f) do anything which might damage the good reputation of the *Owners Corporation* or *Beau Monde Apartments*.

5.2 Complying with the Law

You must comply on time and at your cost with all laws relating to:

- (a) your *Apartment*; and
- (b) the use of your *Apartment*; and
- (c) *Common Property* to which you have a licence, lease or a right to use under an *Exclusive Use By-Law*.

The things with which you must comply include, but are not limited to, planning laws, development, building and other approvals, consents, requirements, notices and orders of *Government Agencies*.

5.3 Easements

You must not breach any *easement* affecting *suites*, or *common property* or any part of *Beau Monde*.

6 YOU ARE RESPONSIBLE FOR OTHERS

6.1 What are your Obligations?

You must:

- (a) take all reasonable actions to ensure your visitors comply with the by-laws and the *Strata Management Statement*;
- (b) make your visitors leave *Beau Monde Apartments* if they do not comply with the by-laws or the *Strata Management Statement*;
- (c) take reasonable care about who you invite into *Beau Monde Apartments*; and
- (d) accompany your visitors at all times, except when they are entering or leaving *Beau Monde Apartments*.

6.2 Actions of Other People

You must not allow another person to do anything that you cannot do under the by-laws of the *Strata Management Statement*.

6.3 Requirements if you Lease your Apartment

If you lease or licence your *Apartment*, you must:

- (a) ensure that your tenant or licensee and their visitors comply with by-laws and the *strata management statement*;
- (b) take all action available to you, including action under the lease or licence agreement, to make; them comply or leave *Beau Monde Apartments*; and
- (c) provide the *caretaker* with a copy of your notice to the *strata manager* setting out details as required under section 119 of the *Management Act*; and
- (d) provide your tenant or licensee with up-to-date copies of the by-laws and the *Strata Management Statement*

7 YOUR APARTMENT

7.1 What are your General Obligations?

You must:

- (a) keep your *Apartment* clean and in good repair and condition; and
- (b) properly maintain, repair and, where necessary, replace an installation or alteration made under the by-laws which services your *Apartment* (whether or not you made the installation or alteration); and