

# Ashford

RESIDENCES

## GOOD NEIGHBOUR GUIDE



Artist's impression. Indicative only and subject to change.

The Ashford Residences offer an unrivalled lifestyle, a rare chance to live somewhere truly special. As you settle into your new home, please see some helpful tips for being a Good Neighbour.

### **Parking**

Vehicles of any kind are not permitted in your front yard, on footpaths, verges, or vacant land. Vehicles are also not permitted to park along Murphy Court or on Common Property without prior approval from the Body Corporate. Where on a Land Lot, your driveway can be used to park cars or light utilities where they will not protrude past the lot's boundary. The long-term storage of boats, caravans, or containers on driveways is not permitted.

### **Visitor Parking**

Visitor parking is to be used by bonafide visitors only and for a maximum of 24 hours at any one time.

### **Oversized vehicles**

To keep thoroughfares clear, removalist trucks and similar vehicles are not to be stopped on Murphy Court for extended periods. Where possible, these vehicles should be parked on your driveways.

### **Gardens**

We all want the Ashford Residences to look its best. To achieve an evergreen look, your yard should be kept tidy, grass mowed regularly, and gardens weeded.

### **Waste**

Rubbish bins are to be kept behind fences or screened from both the public and your neighbour's view at all times. The exception of this is waste collection day. During a collection day, bins are to be placed either along Murphy Court or on a Bin Pad depending on the location of your home. Bins are not to be placed as to obstruct the movements of pedestrians and/or vehicles and must be removed soon after collection, within 24 hours.

## **Laundry**

Clothes drying facilities are to be located away from or screened from public view.

## **Noise**

In the interest of positive neighbour relations, please always consider those around you and keep noise to a respectable level.

## **Window Fittings**

In accordance with Section 8.4 of the By-Laws, homes are to be fitted with curtains, blinds, or shutters prior to occupancy. Please ensure visually prominent security screens (e.g, diamond grills) or vertical blinds are not installed on doors or windows facing any street frontage.

## **The Ashford Club**

The Ashford Club will form an integral part of the community when open. When using the club, please consider those around you; this includes your conduct towards others, cleanliness, and respecting the booked spaces.

## **Pets**

We all know how important fur babies are to our families, in the interest of ensuring they are welcomed members of the Ashford Community please observe the following Guidelines:

- Wear an identification tag and are microchipped;
- If required by law, licensed and/or registered;
- Appropriately restrained while on Common Property;
- Any mess/faeces left on Common Property by the pet is removed;
- Clean, quiet, and controlled within their Lot;
- Kept out of recreation areas (i.e., Ashford Club); and
- A maximum of two (2) pets within a lot any one time unless otherwise approved by the Body Corporate.

## **Your Obligations under the Contract of Sale**

To ensure consistency of behaviour and a peaceful community, please take the time to review and become familiar with the By-Laws of the Ashford Residences. In addition to the By-laws, Land Lot owners should ensure their Lot remains consistent with their covenant approval and Design Guidelines.

**Thank you for observing the Good Neighbour Guidelines at the Ashford Residences.**