

Form: 15CB
Licence: 98M111
Edition: 0702

CHANGE OF BY-LAW

New South Wales
Strata Schemes Management Act 19
Real Property Act 1900



AG699433M

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

(A) FOLIO OF THE REGISTER

For the common property

CP/SP 7596

(B) LODGED BY

Document
Collection
Box

Name, Address or DX, Telephone, and LLPN if any

THE STRATA AGENCY

ph 1300 226604

PO BOX 1716

CROWS NEST NSW 1585

Reference (optional):

CODE

CB

(C) The Owners-Strata Plan No. 7596 certify that pursuant to a resolution passed on
and in accordance with the provisions of—

- (D) • section 54 of the Community Land Management Act 1989
• section of the Strata Schemes (Freehold Development) Act 1973
• section 47 of the Strata Schemes Management Act 1996
• order No of the Strata Schemes Adjudicator
• order No of the Strata Schemes Board

the by-laws are changed as follows—

(E) Repealed by-law No
Added by-law No 3 & 5
Amended by-law No
as fully set out below:

SEE ANNEXURE ATTACHED

(F) The common seal of the Owners-Strata Plan No. 7596 was affixed on 25 NOVEMBER 2011 in the presence of—

Signature(s)

Name(s)

MICHAEL KWAMELEN

being the person(s) authorised by section 238 of the Strata Schemes Management Act 1996 to attest the affixing of the seal.

(G) COUNCILS CERTIFICATE UNDER SECTION 56(4) OF THE STRATA SCHEMES MANAGEMENT ACT 1996

I certify that has approved the change of by-laws set out herein.

Signature of authorised officer

Name of authorised officer

Position of authorised officer

Annexure to Change of By-Law

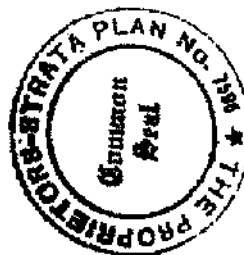
SPECIAL BY-LAW NO. 3 - RENOVATIONS TO A LOT

The Owners – Strata Plan No. 7596 RESOLVED by special resolution pursuant to section 47 of the Strata Schemes Management Act 1996 THAT an Owner of a lot ("the Lot") proposing to carry out renovation works to the Lot shall submit to the Owners' Corporation, properly prepared plans documenting the full extent and form of all proposed works. The Owner shall not carry out any renovation works without the prior written consent of the Owners' Corporation, which consent shall not be unreasonably withheld or unreasonably delayed. The Owners' Corporation shall not approve any works that it reasonably considers may adversely affect Common Property or may cause nuisance. The Owners' Corporation may require changes, additions and/or modifications to or deletions from the proposed works. To assist Owners in the planning and execution of renovation works, the Owners' Corporation shall issue guidelines and may amend or vary those guidelines from time to time as it considers necessary.

SPECIAL BY-LAW NO. 5 - SHORT TERM RENTALS

The Owners – Strata Plan No. 7596 RESOLVED by special resolution pursuant to section 47 of the Strata Schemes Management Act 1996 THAT The Owner of a Lot ("the Lot") who proposes to rent the Lot shall not permit the Lot to be offered for rental in any way or for any period that might breach the Permitted Use provisions of the zoning under which the Lot falls, or any regulations of North Sydney Council with respect to the prohibition of short-term, holiday or "executive" rentals.

In this regard, a short term rental shall be deemed to be any rental for a single period of less than three (3) consecutive calendar months.



The Common Seal of The Owners – Strata plan No. 7596 was affixed on Friday 25th November 2011 in the presence of:

Rachael Kwawegen