

Form: 15CB
Release: 1.1
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CHANGE OF BY-LAWS

New South Wales
Strata Schemes Management Act 1996,
Real Property Act 1900



AC196209W

PRIVACY NOTE: this information is legally required and will become part of the public record

(A) TORRENS TITLE	For the common property CP/SP55068	
	(B) LODGED BY	
	Delivery Box 1W	Name, Address or DX and Telephone COCHRANES LAWYERS LOCKED BAG 4 CROYDON NSW 2132 PH. (02) 9797 1950 Reference (optional): 6.1825
		CODE CB

(C) The Owners-Strata Plan No 55068 certify that pursuant to a resolution passed on 07 April 2005 and in accordance with the provisions of

(D) section 52 Strata Schemes Management Act 1996 the by-laws are changed as follows—

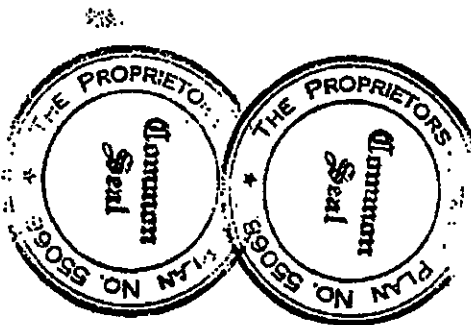
(E) Repealed by-law No _____
Added by-law No Special By-laws 9 - 13 inclusive
Amended by-law No _____
as fully set out below.
See Annexure A

(F) The common seal of the Owners-Strata Plan No 55068 was affixed on 17/3/06 in the presence of—

Signature(s):

Name(s): PAUL C BAILEY (STRATA MANAGER)

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 66(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 and position of authorised officer:

All handwriting must be in block capitals.

STRATA SCHEME NO 55068
ANNEXURE "A" TO NOTIFICATION OF CHANGE OF BY-LAWS

SPECIAL BY-LAW 9

CAR SPACE LOT 68

The owner of Lot 68 in Strata Plan 70179 shall be entitled to the exclusive use of the Car Space No P14 on the same terms and conditions as identified in Special By-Law 3 registered on the title to the common property.

SPECIAL BY-LAW 10 AIR CONDITIONING UNITS LOT 68 IN SP70179

- (i) The owner of Lot 68 in Strata Plan 70179 shall be entitled at all times to affix such air conditioning units and pipes to such part of the common property as shall give effect to the air conditioning of the Lot provided that the owner of Lot 68 shall pay all costs associated with the maintenance and installation of such air conditioning units.
- (ii) The owner of lot 68 shall be entitled to have access to the common property for the purposes of repairing, replacing and maintaining air conditioning units.
- (iii) When placing the air conditioning units on the common property, the owner of Lot 68 shall not cause any part of the common property or any Lot to have impeded access to the common property or to the Lot.
- (iv) The owner of Lot 68 shall not make any claim or charge against the Body Corporate or any owner of any Lot in respect to any matter or thing relating to the attachment of the air conditioning unit to the common property and the manner in which that air conditioning unit is used. The owner of Lot 68 shall pay all costs associated with running the air conditioning unit and shall indemnify the Body Corporate in respect to any losses suffered by the Body Corporate with respect to the air conditioning unit being affixed to the common property.

THE COMMON SEAL of THE OWNERS - STRATA PLAN NO 55068 was affixed on the 17th day of MARCH 2006 in the presence of

Names: _____

Signatures: _____

Paul C Bailey (Strata Manager)

[Signature]



being the persons authorised by Section 238 of the Strata Schemes Management Act 1996 to attest the affixing of the seal.

SPECIAL BY-LAW 11 AIR CONDITIONING UNITS LOT 69 IN SP70179

- (i) The owner of Lot 69 in Strata Plan 70179 shall be entitled at all times to affix such air conditioning units and pipes to such part of the common property as shall give effect to the air conditioning of the Lot provided that the owner of Lot 69 shall pay all costs associated with the maintenance and installation of such air conditioning units.
- (ii) The owner of lot 69 shall be entitled to have access to the common property for the purposes of repairing, replacing and maintaining air conditioning units.
- (iii) When placing the air conditioning units on the common property, the owner of Lot 69 shall not cause any part of the common property or any Lot to have impeded access to the common property or to the Lot.
- (iv) The owner of Lot 69 shall not make any claim or charge against the Body Corporate or any owner of any Lot in respect to any matter or thing relating to the attachment of the air conditioning unit to the common property and the manner in which that air conditioning unit is used. The owner of Lot 69 shall pay all costs associated with running the air conditioning unit and shall indemnify the Body Corporate in respect to any losses suffered by the Body Corporate with respect to the air conditioning unit being affixed to the common property.

SPECIAL BY-LAW 12

SIGNAGE RIGHTS LOT 68

- (i) The owner of Lot 68 shall be entitled to erect a sign to be attached to the common property immediately above the shop front of Lot 68 so as to ensure that the sign does not extend beyond the boundaries of the entry of Lot 68 and immediately adjacent to the part of Lot 69 so far as that signage is no more than 70 centimetres above the concrete ledge which is at the front of the building and defines the boundary between Lot 68 and Lot 69 in Strata Plan 70179. Such Signage shall not be illuminated so as to cause glow of light passing into Lot 69 in Strata Plan 70179.

THE COMMON SEAL of THE OWNERS - STRATA PLAN NO 55068 was affixed on the 17th day of March 2006 in the presence of

Names: _____

Signatures: _____

Paul C Bailey (Strata Manager)

[Signature]



being the persons authorised by Section 238 of the Strata Schemes Management Act 1996 to attest the affixing of the seal.

(ii) The conditions referred to above shall be as follows:

- The owner of Lot 68 shall be responsible for the proper maintenance of the signage and shall keep it in a good state and ensure service and repairs shall be carried out when necessary, subject to this by law.
- The Owner of Lot 68 may replace the existing sign only with a sign of the same dimensions.
- The owner of Lot 68 shall be entitled to illuminate the sign provided the cost of the electricity for such illumination is fully met by the owner of Lot 68.

SPECIAL BY-LAW 13

SIGNAGE RIGHTS LOT 69

(i) The owner of Lot 69 shall be entitled to erect a sign to be attached to the common property immediately above the shop front of Lot 69.

(ii) The conditions referred to above shall be as follows:

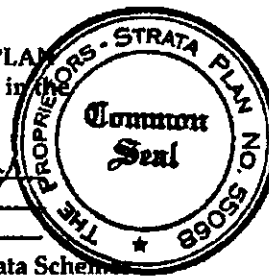
- The owner of Lot 69 shall be responsible for the proper maintenance of the signage and shall keep it in a good state and ensure service and repairs shall be carried out when necessary, subject to this by law.
- The Owner of Lot 69 may replace the existing sign only with a sign of the same dimensions.
- The owner of Lot 69 shall be entitled to illuminate the sign provided the cost of the electricity for such illumination is fully met by the owner of Lot 69.

THE COMMON SEAL of THE OWNERS - STRATA PLAN NO 55068 was affixed on the 17th day of *MARCH* 2006 in presence of

Names: _____

Signatures: _____

Paul C Bailey (Strata Manager)



being the persons authorised by Section 238 of the Strata Schemes Management Act 1996 to attest the affixing of the seal.