

## HOLY FAMILY SERVICES

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### BLESSED FRANCES SIEDLIKA RETIREMENT VILLAGE

#### RULES AND REGULATIONS

*Definition:* In these Rules and Regulations the expression 'the Trustees' means Trustees of the Sisters of the Holy Family of Nazareth (the body corporate constituted under the provisions of the Roman Catholic Church (Communities' Lands) Act 1942 (NSW)) in respect of the congregation of the Sisters of the Holy Family of Nazareth, which body corporate is the owner of the land on which the Village is erected.

1. The Resident shall not do or suffer to be done any of the following:
  - Use the premises otherwise than for the purpose of a residence for the Resident and such other persons as may be approved in writing by the Trustees in its absolute discretion.
  - Make any alteration or addition in or to the premises or the water or electricity supply or any of the Trustees' fittings.
  - Install any television antennae without the written consent of the Trustees.
  - Bring to or do or keep anything on the premises which shall increase the rate of fire insurance on the building containing the premises or which may conflict with the laws or regulations relating to fire or any insurance policy on such buildings or regulations or ordinances of any appliances authority for the time being in force.
  - Erect or construct in or upon any part of the exterior of the premises or on the roof or parapet thereof any erections or structures whatsoever.
  - Hold or allow to be held an auction or a sale of furniture or effects on the premises.
  - Park or stand or permit or cause to be parked any motor vehicle upon the common property of the Village except in an area designated for that purpose.
  - Obstruct the lawful use of common property in the Village by any person.
  - Damage any lawn, garden, tree, shrub, plant or flower being situate upon common property in the Village.
  - Use for the Resident's own purposes as a garden any portion of the common property of the Village unless written permission has been obtained from the Trustees.
  - Permit any child under the Resident's supervision or control to play upon common property within the building containing the premises or, unless accompanied by an adult exercising effective control, to be or to remain upon common property comprising a car parking area or other area of possible danger or hazard to children.
  - Deposit or throw upon the common property any rubbish, dirt, dust or other material.
  - Except with the consent in writing of the Trustees hang any washing or other articles in such a way as to be visible from outside the building containing the premises other than on lines provided by the Trustees for that purpose and then only for a reasonable period.
  - Except with the approval in writing of the Trustees use or store within the premises or in any part of the Village any inflammable, chemical, liquid or gas or other inflammable material, except as may be required for domestic purposes.

- Drive nails or screws into any part of the woodwork or walls of the premises, excepting proper plugs for the support of fixtures and shall repair all such matters prior to vacating the premises.
2. The Resident when upon common property shall be adequately clothed and will not use language or behave in a manner likely to cause offence or embarrassment to other Residents or to any person lawfully using common property.
  3. The Resident will take all reasonable steps to ensure that the Resident's invitees do not behave in a manner likely to interfere with the peaceful enjoyment of other residents or any person lawfully using common property.
  4. The Resident shall ensure that before refuse is placed in garbage receptacles it is securely wrapped and, in the case of tins or other containers, completely drained.
  5. The Resident will not remove or vary any door-lock or deadlock or position any chains, bolts or other security devices or any other thing that could impede entry by the Trustees' staff in case of emergency.
  6. Alterations required by the Resident to the internal or external fabric of the premises, including fixtures and fittings, must only be undertaken by a skilled tradesman nominated by the Trustees and at the expense of the Resident, provided that permission to implement the work has first been sought and obtained in writing from the Trustees.
  7. The Resident will from time to time replace or repair electric light globes or fittings (as same may become broken or in disrepair) with globes or fittings of equal strength and value as previously existed and shall leave the premises fitted with such proper globes or fittings.
  8. The Resident shall keep all windows, locks, fastenings, bells and other fixtures in good and sufficient repair and will deliver up the same together with all keys belonging thereto in good and sufficient repair at the termination of the Resident's occupation.
  9. The Resident shall not cause, allow or suffer any conduct in or upon the premises or the Village by the Resident or any person or persons-
    - that could reasonably be regarded as a nuisance or annoyance to the Trustees or neighbouring occupiers; or
    - which is of an illegal character; or
    - which contravenes any of the provisions of the Noise Control Act 1975, or subordinate legislation gazetted thereunder.