



Manufactured homes Form 16

Residential Park Comparison Document

Manufactured Homes (Residential Parks) Act 2003

This form is effective from 20 February 2025

Important

About this document

The Residential Park Comparison Document assists prospective manufactured home owners compare residential parks by providing general information about a park and their facilities and services, including the costs of moving into, living in and leaving the residential park. It is not intended to provide information about individual manufactured homes within a park. It doesn't form advice or guidance, and any prospective home owner is encouraged to seek independent financial and legal advice.

Key things to know about residential parks

Manufactured homes in residential parks are a form of housing where manufactured home owners own their dwelling and position them on sites in a residential park owned by a park owner. Home owners enter into a site agreement with the park owner for the use of the land and communal facilities, services and amenities and pay the park owner site rent.

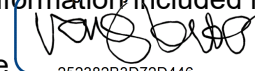
Buying a manufactured home is a significant commitment, and when you enter into a site agreement you are agreeing to continue paying site rent for as long as you own the home, or until you remove the home from the site in the park.

In a residential park, **site rents can increase at regular intervals based on the terms of your site agreement** and subject to legislation on site rent increases in the *Manufactured Homes (Residential Parks) Act 2003*.

You should carefully consider whether you can afford the ongoing expenses of living in the residential park, and how this will increase over time. You are strongly encouraged to seek independent financial and legal advice from an experienced Queensland lawyer about your rights, options and obligations as a manufactured home owner before buying a manufactured home in a residential park and entering into a site agreement.

For more information about residential parks and the *Manufactured Homes (Residential Parks) Act 2003*, please see <https://www.qld.gov.au/housing/buying-owning-home/housing-options-in-retirement/manufactured-homes/about-manufactured-homes>.

The information in this Residential Park Comparison Document is correct as at 14/04/26 | 11:59 AEST insert
date. Some of the information included may not apply to existing site agreements.

Park owner signature  Date 14/04/26 | 11:59 AEST
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Residential park details

Park name Thyme Lifestyle Resort Moreton Bay

Phone 1300 295 807

Park address 46 - 70 Amy Street

Suburb Morayfield State QLD Postcode 4506

Website moretonbay.thyme.com.au Number of current manufactured home sites 183

Park contains: only manufactured homes multiple dwelling types (see section 15)

Total number of sites (including other dwelling types) currently in park 183

Development status: Completed Under development (see section 16 for details)

Re-development planned in the next 5 years: Yes No (see section 16 for details)

Year Residential Park began operating 2018

Part 1 – Site rent and other costs

1 Site rent for new site agreements

*(GST exclusive)
Declaration of what site rent will be for new home owners.

Site rent* (or range of site rent) payable by new owners
\$476.60 - \$600.00

This applies to site agreements entered from 23/05/2025... DD/MM/YYYY)

How often is site rent due:

Weekly Fortnightly Monthly Other (specify)

2 Site rent increases

The proposed basis for how site rent can be increased under a site agreement for the site.

How does site rent increase for new home owners in the residential park?

Basis

Current site rent increased by the greater of the following percentages -

(a) CPI increase (June quarter); (b) 3.5%

General increase day 01/10/2026 (DD/MM/YYYY)

A general increase day is the day that site rent increases for all sites using a particular basis. A general site rent increase for a site cannot occur more than once a year.

Frequency

Annual Other (specify)

Additional information (specify any additional basis, increase day and frequency below)
.....
.....
.....

Note: general site rent increases are limited to once per year using only a single basis at a time. However, some park owners may have multiple bases which apply in different years.

3 Mandatory costs or fees not included in site rent (GST inclusive)

Note: Does not include sales commissions where the park owner resells homes.

Are home owners in the park required to pay any additional costs or fees which are not included in site rent?

Yes (provide details below) No

Total costs / fees: \$ Unknown

Details of costs / fees and when payable:

Utilities including but not limited to water, sewerage / waste water

insurance on manufactured home.

Part 2 – Utilities and services

4 Electricity

Service Charge/s (individually measured and/or metered)

Included in site rent Not included in Site Rent

Other (specify)

Usage Charge/s (individually measured and/or metered)

Included in site rent Not included in Site Rent

Other (specify)

Does the park contain an embedded network for the supply of any electricity in the residential park?

Yes No

For more information about embedded networks see:

<https://www.aer.gov.au/consumers/understanding-energy/embedded-networks-customers>

Can solar panels be installed on manufactured homes?

Yes No

Are there any known conditions/restrictions on the installation or use of solar panels in the residential park?

Yes No

If yes, specify

See Attachment A

.....

5 Water

Service Charge/s (individually measured and/or metered)

Included in site rent Not included in Site Rent

Other (specify)

Usage Charge/s (individually measured and/or metered)

Included in site rent Not included in Site Rent

Other (specify)

.....

11 Park Manager and staff

Please provide details about the availability of park management.

Is an on-site manager (or representative) available to home owners?

Yes No

Details of on-site availability:

Park managers office open 3 hours a day, 3 days a week. See Park managers office door
.....
for times and days.
.....

Does the on-site manager live on-site or work on-site?

Lives on-site Works on-site Not applicable

Does the park have an after-hours emergency contact?

Yes No

After-hours emergency contact details

Phone 0423 200 292 - Only for park related issues such as water, electricity, sewerage,
.....
park gates.
.....

Do any other staff work in the residential park?

Yes No

If yes, provide details (e.g. First Aid Officer, Security, Grounds person etc).
Grounds person
.....
.....
.....
.....

Part 3 – Facilities and amenities

12 Communal/shared facilities Please provide details about the facilities currently available in the park, including any additional costs for the use of these facilities.

(NOTE: Under section 14 (a) (iii) of the Act, a home-owner has non-exclusive use of the park's common areas and communal facilities).

Activities, workshops or games room/s

Details: Craft room, Hobby Shed, Blue Gum Pavilion with dining area. (Home owners must apply to use the hobby shed)

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

BBQ area outdoors

Details: Home owners must accompany guests.

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Bowling green

Indoor Outdoor

Details: Home owners must accompany guests.

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Club House

Details: Home owners must accompany guests.

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Communal open space

Details Home owners must accompany guests.
.....
.....

Cost: Included in site rent Additional fee (specify)
.....

Available to: Home owners Guests / Visitors Public

Gym

Details Home owners must apply to use the gym
.....
.....

Cost: Included in site rent Additional fee (specify)
.....

Available to: Home owners Guests / Visitors Public

Library

Details.....
.....

Cost: Included in site rent Additional fee (specify)
.....

Available to: Home owners Guests / Visitors Public

Restaurant / Cafe

Details Nil
.....
.....

Cost: Included in site rent Additional fee (specify)
.....

Available to: Home owners Guests / Visitors Public

Shops

Details Nil
.....
.....

Cost: Included in site rent Additional fee (specify)
.....

Available to: Home owners Guests / Visitors Public

Park bus or other park-supplied transport options

Details (conditions for use)

Home owners can apply to the park owner to become a driver.....

Cost: Included in site rent Additional fee (specify)

Cost of fuel.....

Frequency:

Available to: Home owners Guests / Visitors Public

Swimming pool

Indoor Outdoor Heated Not heated

Size: 20 meters long.....

Details. Home owners must accompany guests.....

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Tennis court / Pickleball

Details. Due for completion in December 2026.....

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Changing rooms and showers at sports facilities

Details. N/A.....

Kitchens in communal facilities

Details. Only at the club house.....

Cost: Included in site rent Additional fee (specify)

Available to: Home owners Guests / Visitors Public

Other facilities and amenities (specify below, including availability and cost)

No additional cost

Spa at swimming pool area

13 Parking

Please provide details of parking available to home owners and their guests.

Do home owners have personal parking space/s on their site?

Yes No Varies by site

Are there any restrictions on home owners parking on or adjacent to their site (e.g. on their driveway)? If so, please provide details:

Is there additional parking available for home owner use in the park?

Yes No

If yes, specify number of spaces and any conditions

Is there additional parking available for visitor use?

Yes No

If yes, specify number of spaces 23

Is there parking available for large vehicles such as trailers, motorhomes, caravans, boats or other recreational vehicles?

Yes No

If yes, specify number of spaces and any conditions

Total of 30 spaces. License agreement to be entered into for use.

Are there any fees in addition to site rent applicable to the use of parking spaces for large vehicles such as trailers, motorhomes, caravans, boats or other recreational vehicles?

Yes No

If yes, provide details

\$25.00 per week increasing yearly by CPI +2 %.

14 Security and safety

Note: Park Owners are required to maintain and implement an emergency plan for the residential park.

Additional features listed at park owners discretion. This list may not be exhaustive. Please enquire with park owner for more details.

Does the residential park have any of the following security and safety features?

- Security cameras Key fob/pin code operated Security gates
- Emergency phones Defibrillator(s)

Provide details of any other notable security or safety features of the park?

CCTV in the communal facilities.
 Defibrillators at the communal facilities only:.....

15 Accessibility features

Please provide details of features in the park to assist home owners with mobility or other issues.

Details are provided for comparative information only. Home owners with specific accessibility requirements should contact the park owner to ensure the park can meet their needs.

Does the residential park have any of the following accessibility features in the common areas of the residential park?

- Ramps
- Lifts
- Wheelchair-accessible toilets
- Extra-wide doors
- Wheelchair-accessibility to Letterboxes
- Wheelchair-accessibility to Residential Park Office

What parts of the park have these features?

.....

Part 4 – Miscellaneous

16 Other dwellings

Does the park contain dwellings other than manufactured homes (i.e., is a mixed-use park)?

Yes No

If yes, provide details, for example caravans, holiday rental cabins, residential premises (including manufactured homes) under residential tenancy agreements)

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.....

.....

.....

17 Development

Indications of future plans may be subject to change. For more information contact the park owner.

Has development of the park been completed?

Yes No

If no, provide details of how many sites, including manufactured home sites and other dwellings will be available when planned development is completed and the anticipated date for completion?

Facilities completion by the end of 2026,.....

.....

.....

.....

.....

If no, provide details of any services, amenities or facilities that will become available when development is complete, including when these will be available

Additional BBQ area, Pickle ball court.....

.....

.....

.....

.....

18 Home owners committee

Does the park have a home owners' committee?

Yes No

19 Letting the home

Do site agreements in the residential park permit home owners to let their home to another person?

Yes No

If yes, detail any restriction on letting:

.....

.....

.....

.....

Part 6 – Park details and operations

24 Park owner details

Individual owner/s

Title.....Full name

Title.....Full name

Title.....Full name

Corporate owner

Full company / corporation name

SERENITAS OPERATIONS PTY LIMITED

Australian Company Number (ACN) 682 707 339

Australian Business Number (ABN) 51 682 707 339

Business address

SUITE 36.03, 60 MARGARET STREET

Suburb SYDNEY State NSW Post code 2000

Phone number 0423 200 292

Email address moretonbaymanager@thyme.com.au

25 Park contact

Please provide contact details for the residential park for information and enquiries if different from above.

Contact name.....

Park phone.....

Park email.....

Further Information

If you would like more information, contact the Department of Housing and Public Works on 13 QGOV (13 74 68) or visit our website at www.hpw.qld.gov.au

Regulatory Services (Department of Housing and Public Works)

Regulatory Services administers *the Manufactured Homes (Residential Parks) Act 2003*. This includes investigating breaches of the Act.

Department of Housing and Public Works
GPO Box 690, Brisbane, QLD 4001
Phone: 07 3013 2666
Email: regulatoryservices@housing.qld.gov.au
Website: www.housing.qld.gov.au/housing

Queensland Retirement Village and Park Advice Service (QRVPAS)

Specialist service providing free information and legal assistance to home owners and prospective home owners in residential parks in Queensland.

Caxton Legal Centre Inc
Level 23, 179 Turbot Street
Brisbane Qld 4000
Phone: 07 3214 6333
Email: qrvpas@caxton.org.au
Website: www.caxton.org.au

The Queensland Manufactured Home Owners Association Inc (QMHOA)

Is a peak body representing owners of manufactured homes in Queensland. They provide information and assistance to home owners and prospective home owners in relation to their rights and responsibilities under the *Manufactured Homes (Residential Parks) Act 2003*.

Phone: 07 3040 2344
Website: www.qmhoa.org.au

Seniors Legal and Support Service

Provides free legal and support services for seniors concerned about elder abuse, mistreatment or financial exploitation.

Caxton Legal Centre Inc
Level 23, 179 Turbot Street
Brisbane Qld 4000
Phone: 07 3214 6333
Email: slas@caxton.org.au
Website: www.caxton.org.au/sails_slas

Queensland Civil and Administrative Tribunal (QCAT)

This independent decision-making body helps resolve disputes and reviews administrative decisions by government.

GPO Box 1639, Brisbane, QLD 4001
Phone: 1300 753 228
Email: enquiries@qcat.qld.gov.au
Website: www.qcat.qld.gov.au

Queensland Law Society

Find a solicitor
Law Society House

179 Ann Street, Brisbane, QLD 4000
Phone: 1300 367 757
Email: info@qls.com.au
Website: www.qls.com.au

Department of Justice and Attorney-General

Dispute Resolution Centres provide a free, confidential and impartial mediation service to the community.

Phone: 07 3006 2518
Toll free: 1800 017 288
Website: www.justice.qld.gov.au

ATTACHMENT A SOLAR

As the park has an embedded network any additional solar must be approved by the Distributed Network Service Provider (DNSP) and park management. If the total embedded network has self-generated electricity (such as solar) above 30Kva all additional self-generated electricity will need to comply with the connection standards (Energy Queensland's STNW1174) Part of this is where a company with a staff member (or a subcontractor) that is part of the Register of Professional Engineers Queensland (RPEQ) submits a design certification report to the DNSP, this is done by the company that sells to equipment to the home owner not the park owner. (Part of this document describes the hardware to be used (Inverter type and panel type) methodology of control of power production and export (where applicable) and maintenance and control of predetermined power quality parameters. (This includes voltage rise, over and under voltage, over and under frequency among other settings.)

The DNSP only allows for 1 enquiry at a time. The park owner or another home owner may already have an open enquiry with the DNSP that must be finalised before a home owner can start another enquiry / application with the DNSP.

The home owner may find that the costs associated with this process outweigh the benefit from adding solar as an individual and this process may be more beneficial if multiple home owners preform this at the same time to distribute the required costs by the DNSP between multiple home owners.

The Park Owner also requests the home owner to fill in the Alteration and Addition request form as per the site agreement. (An extract is below)

4.4 Alterations with consent

- (a) The home owner must not carry out any alterations, improvements or additions of any kind, to:
 - (i) the manufactured home that are visible from outside of the manufactured home; or
 - (ii) the site or any improvements or services on the site,without:
 - (iii) the park owner's prior written consent; and
 - (iv) the approval (where necessary) of any relevant Authority.
- (b) The park owner must not unreasonably refuse to give its consent to a request made by the home owner under special term 4.4(a).
- (c) Any pre-existing alterations to the manufactured home, any improvements on the site or any pre-existing alterations to the site visible from outside the manufactured home generally are deemed unapproved unless written approval from the park owner (or its predecessor) and (if required) the relevant Authority can be produced.

4.5 **Solar Systems**

If:

- (a) the park owner gives its consent to a request made by the home owner under special term 4.4(a) to install an electricity generation and/or storage system on the manufactured home or the site (**Solar System**); or
- (b) a Solar System is already installed on the manufactured home or the site,

the home owner acknowledges and agrees:

- (c) the home owner:
 - (i) is responsible for all costs associated with the installation, connection, use, maintenance and repair of the Solar System;
 - (ii) installs and uses the Solar System at the home owner's risk; and
 - (iii) releases the park owner and its Agents from all Claims arising out of or in connection with the installation and use of the Solar System, except to the extent the Claim is caused or contributed to by the negligence or default of the park owner or its Agents; and
- (d) the park owner is not liable for (or required to arrange) any payment or credit to be allowed to the home owner for any excess power the Solar System may generate.

ATTACHMENT B PETS

Park Rules

6. **Keeping of Pets**
- 6.1 Generally, small animals are permitted and must be approved by the Park Management.
- 6.2 A Resident must ensure that any pet for which approval has been obtained is kept at all times within the boundaries of the Resident's site or is otherwise restrained by a leash when being walked elsewhere within the Park.
- 6.3 In addition, cats are required to be kept inside the house, or within a managed/fenced run within the boundaries of the Resident's site.
- 6.4 Pets should be registered with the Council within 30 days of moving in, and a record of the registration should be given to Park Management.
- 6.5 Residents are to promptly collect any excrement of their pet and dispose of it in a proper and hygienic manner.
- 6.6 Park Management reserves the right to revoke any approval should the pet be deemed to have become a nuisance, or there is a contravention of the agreement by the owner.
- 6.7 Pet Sitters are permitted and are the responsibility of the owner. A maximum of three (3) names should be given to Park Management to keep on the Pet Register. All Pet Sitters must be approved by Park Management and be over 50 years of age if staying at the Park.
- 6.8 No visitor pets are permitted without prior consent of the Park Management.

Site Agreement Special Terms

3.9 Pets

- (a) The home owner must not keep any animals or pets in the manufactured home or on the site without the park owner's prior written consent. The park owner will not unreasonably withhold its consent to a request by a home owner to keep a pet.
- (b) The home owner must ensure:
 - (i) the keeping of the pet complies with local government laws;
 - (ii) the pet does not disturb other home owners or their Invitees;
 - (iii) the pet is a domesticated animal;
 - (iv) the home owner provides details of the type and size of the pet to the park owner;
 - (v) the pet is clean and properly toilet trained and the home owner tidies up after the pet;
 - (vi) the pet is kept on a leash at all times whilst in the park (and not in the manufactured home); and
- (c) The park owner may withdraw its consent for a pet if the home owner (or the pet) does not comply with special term 3.9(b). The onus of proving that the pet complies is on the home owner.

ATTACHMENT C



PARK RULES

The following rules are made in relation to Thyme Moreton Bay (the **Park**) and are to be adhered to by all residents, guests and/or visitors.

The Park Rules have been compiled to encourage an on-going commitment to the look and feel of the Park, and in line with the Park Management's vision for integrated native flora and fauna for all to enjoy.

Residents are to ensure that any visitor, guest of theirs or any contractor engaged by them are aware of these rules and that their guests and visitors are invitees only to the Park and the Management reserves the right to demand a guest or visitor to leave the Park immediately if in its opinion that guest or visitor fails to obey a reasonable request or demand to comply with the Rules of the Park or has committed a flagrant breach of the Rules of the Park which warrants his or her immediate exclusion from the Park.

The term "Resident" in the following rules includes any visitor, guest of theirs or any contractor engaged by them.

1. Facilities

1.1 General

- (a) Residents must use the Park facilities in an orderly and proper manner and without interfering with the quiet enjoyment of other residents and guests and must observe the Park Rules and warning signs in relation to the facilities.
- (b) Residents must not do anything annoying, noxious, offensive or illegal in or about the Park facilities. No smoking is allowed in or on the Park facilities – both in and outdoors.
- (c) Residents must not leave any rubbish or refuse in or about the Park facilities.
- (d) Park facilities are intended for shared use. Private use may be arranged with Park Management.
- (e) Residents are expected to put away, tidy, clean, cover, and/or similar facilities when they have finished using them. Examples may include use of the BBQ's, pool table, boules / bocce, or similar.
- (f) Children are permitted to use all facilities however they must always be supervised by a responsible adult.
- (g) Any damage to facilities by residents or their visitors may be charged to the resident by Park Management.

Thyme Moreton bay PARK RULES

1.2 Swimming Pool

- (a) The hours of operation of the swimming pool are between 6.00am and 9.00pm daily.
- (b) No running, diving or jumping is permitted within the pool enclosure.
- (c) No glass is to be brought into the pool enclosure.
- (d) No pets are permitted in the pool enclosure.
- (e) No smoking is permitted in the pool enclosure.
- (f) Children may only use the pool between the hours of 11am to 3pm, and must always be accompanied by a responsible adult.

1.3 BBQs and Associated Areas

- (a) Residents are responsible to clean, tidy, and cover the BBQs after use. This includes tidying and cleaning of the associated tables, chairs and/or bar areas, and emptying of the outside bin.
- (b) The gas bottles for the BBQs are provided by the Park Management.

1.4 Gymnasium

- (a) The gymnasium is for the exclusive use of residents. No visitors are allowed in this facility without the consent of Park Management. A minimum age of 16 years will apply.
- (b) The hours of operation of the gymnasium are between 6.00am and 9.00pm daily.
- (c) No smoking is permitted in the gymnasium.
- (d) Users must wipe down gym equipment with towels after each use.
- (e) Appropriate footwear must be worn by users at all time while in the gymnasium.
- (f) No pets are permitted in the gymnasium.

1.5 Bowling Green

- (a) The hours of operation of the bowling green are between 6.00am and 9.00pm daily.
- (b) Appropriate footwear must be worn by users at all times while on the bowling green unless otherwise agreed by the Residents' bowling committee.
- (c) No smoking is permitted on the bowling green.
- (d) No pets are permitted on the bowling green.

Thyme Moreton bay PARK RULES

1.6 Workshop

- (a) All tools must be returned to their designated storage areas when not in use.
- (b) Safety equipment must be worn by users at all times when operating or using power tools.
- (c) All wood shavings, dust and other rubbish must be cleaned up after each use.

1.7 Arts & Craft Room

- (a) All rubbish must be cleaned up after each use.
- (b) All unfinished work must be stored.

1.8 Clubhouse

- (a) Use of the common facilities is permitted between 6.00am and 9.00pm daily.
- (b) No pets are permitted within the Clubhouse.
- (c) Smoking is not allowed within the Clubhouse including on adjoining undercover areas.
- (d) After using the kitchen, it is expected that the washing of plates, etc and the cleaning of surfaces is undertaken before leaving the Clubhouse.
- (e) Food left in the Clubhouse fridge may be thrown away after a suitable amount of time or when deemed to be out of date.
- (f) Use of the BBQ/bar area is available as part of the Interim Clubhouse within the rules of the facilities. The gas bottle for the BBQ is provided by the Park Management. All cleaning of the area is the responsibility of the user.

1.9 Library

- (a) Residents are encouraged to lend to the library any unwanted good quality reading material and games.
- (b) It is not the responsibility of the Park Management to monitor use of loaned books or games.

1.10 Gate Access

- (a) Each resident will receive two security fobs that are electronically coded. These fobs will open all gates into the development, including the main vehicular gate and pedestrian gates in various locations around the perimeter. Residents may apply for additional fobs at replacement cost.
- (b) Residents must take all reasonable care to ensure that no unauthorised person is given access to the Park. For example:

Thyme Moreton Bay PARK RULES

- When entering the Park, Residents should ensure vehicles following do not tailgate and follow the Resident into the Park. Residents should stop to allow the gate to close before continuing.
- Residents should not open the gates of the Park to unknown callers except to allow entry for emergency services.

2. Noise

Residents must not:

- (a) make any disturbing or irritating noises in the Park; or
- (b) operate any equipment, machinery or sound transmission device that may annoy, disturb or cause damage to the Park Owner or any other occupier or user of the Park.

3. Motor Vehicles and use of roads

- 3.1 Drivers must not exceed a speed limit of 10kms per hour in the Park.
- 3.2 Residents must not use skateboards, roller blades, scooters, Billy carts or any other similar recreational vehicle in the Park. Mobility scooters are acceptable however operators must adhere to the road rules of the Park.
- 3.3 Visiting children under the age of 16 years are not permitted to ride bicycles on the roads of the Park unless accompanied by a resident or bona fide visiting parent.
- 3.4 Parking of vehicles is permitted only in designated areas/bays. No vehicles are permitted to park in the streets within the Park.

NOTE: Bona fide building, trade or delivery vehicles are excepted for restricted periods while loading or unloading. These vehicles must park in such a manner as to not cause undue obstruction to other road users.
- 3.5 Residents must obey all road signs and abide by Queensland road and safety rules.
- 3.6 All pedestrians and cyclists must walk and ride to the side of the road and at no time congregate on any part of the roadway.
- 3.7 Visitors and guests are to park their motor vehicles within the resident's garage or in the designated visitor car parks. Parking on the resident's driveway is permitted for short periods providing no part of the vehicle encroaches on the roadway. Parking or standing vehicles on the grassed areas (being verges, park areas and/or vacant Lots) is not permitted.
- 3.8 Parking near the Clubhouse is for those residents and guests wishing to use the facilities. No permanent parking is allowed near the Clubhouse. Cars parked in this area for extended periods may be towed away at the owner's expense.

Thyme Moreton Bay PARK RULES

4. Caravan & Boat Storage Facilities

- (a) Limited bays will be available for caravans, boats and trailers and will be available on a strictly first-come, first-served basis.
- (b) Owners using these facilities must exercise caution when reversing and parking their vehicles.
- (c) Should owners be away for a number of months, Park Management reserve the right to issue use of the parking bay to other residents. However, it will revert to the registered owner upon their return

5. Disposal of refuse

- (a) All refuse must be disposed of in designated receptacles.
- (b) Bins should be placed out at the required time for weekly collection and be returned to the site within good time.
- (c) Any smells/cleaning of bins is the responsibility of the owner.

6. Keeping of Pets

- 6.1 Generally, small animals are permitted and must be approved by the Park Management.
- 6.2 A Resident must ensure that any pet for which approval has been obtained is kept at all times within the boundaries of the Resident's site or is otherwise restrained by a leash when being walked elsewhere within the Park.
- 6.3 In addition, cats are required to be kept inside the house, or within a managed/fenced run within the boundaries of the Resident's site.
- 6.4 Pets should be registered with the Council within 30 days of moving in, and a record of the registration should be given to Park Management.
- 6.5 Residents are to promptly collect any excrement of their pet and dispose of it in a proper and hygienic manner.
- 6.6 Park Management reserves the right to revoke any approval should the pet be deemed to have become a nuisance, or there is a contravention of the agreement by the owner.
- 6.7 Pet Sitters are permitted and are the responsibility of the owner. A maximum of three (3) names should be given to Park Management to keep on the Pet Register. All Pet Sitters must be approved by Park Management and be over 50 years of age if staying at the Park.
- 6.8 No visitor pets are permitted without prior consent of the Park Management.

Thyme Moreton Bay PARK RULES

7. Appearance

- 7.1 Residents are required to obtain approval from Park Management for any changes that affect the external appearance of the homes, as per the terms laid out in the site agreement. For ease of reference, the key points are:-
- (a) Awnings/exterior Blinds, etc require approval from Park Management
 - (b) Fencing/gates require approval from Park Management.
 - (c) Rubbish Bins must not be stored at the front or outside of a site except for collection purposes.
 - (d) Washing must not be hung on common property or in areas where it is visible from common property.
- 7.2 The front landscaped area of each site is the property of the Park Owner and Park Management will maintain these areas. The intention of this approach is to create a co-ordinated and attractive streetscape to the benefit of all. Minor personalisation of these areas with pots, etc may be allowed with the prior approval of Park Management.
- 7.3 Painting of external walls is the responsibility of owners. It is a Park requirement that the exterior of the house is painted at least every 10 (ten) years, and within the colour guidelines of the Park.

SIGNATURES