

UNDERSTANDING THE DEED VILLAGE RULES PROVISIONS RE GUESTS AND BOARDERS

These are the provisions in the Deed and the Village Rules relating to guests and boarders:

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| Deed | 7.1 | No Sale or Subletting Except on Certain Conditions
You must not sell, transfer, sublet or part with the possession of the Villa or this Deed or any estate or interest in the Estate to any person except in accordance with the provisions of Clause 7.
(a) If the Villa is a single bedroom Villa, you may only permit one person to reside with you in the Villa. If the Villa is either a single bedroom Villa with a study or a two bedroom Villa, you may permit up to two persons to reside with you in the Villa. If the Villa is either a two bedroom Villa with a study or a three bedroom Villa, then you may permit up to three persons to reside with you in the Villa. Any person who resides in the Villa one month or less is called a Guest. Any person who resides in the Villa for more than one month is called a Boarder.
(b) You are not obliged to pay any additional Resident's Contribution when a Guest resides in the Villa.
(c) The amount of the Resident's Contribution payable when a Boarder or Boarders reside with you shall be increased by 25% for each Boarder.
(d) You must ensure that a Boarder or Guest ceases residing in the Villa when the Advisory Board gives you a written request for the Boarder or Guest to do so. |
| Village Rules | 8. | You must give written notice to us if you intend to share occupancy of the <i>Villa</i> with any other person for more than one month. |

The following statement seeks to explain the operation of these provisions:

1. Guests of Residents are welcome in the Village, noting that:
 - (a) you must be in residence in the Village when you have guests;
 - (b) host residents are always responsible for the behaviour of their guests;
 - (c) guests should be registered with the Office, if possible, if staying overnight or longer, in courtesy to the Management and other Residents and for reasons of safety in the case of an emergency;
 - (d) guests can only access any communal facility in the company of their hosts; and
 - (e) guests can only remain in the Village for up to 28 days.

2. Residents may have Boarders living with them in the Village, noting that:
 - (a) you must be in residence in the Village when you have a boarder;
 - (b) host residents are always responsible for the behaviour of their boarders;
 - (c) boarders must be registered with the Village office;
 - (d) boarders must sign a statement (countersigned by the Village Resident with whom they are living) that they understand and accept their obligations and rights as boarders;
 - (e) Residents must pay the boarder fee (currently 25% of the single Resident rate) from the time their boarder enters the Village;
 - (f) boarders may use an optional identity badge to advise Residents of their status;
 - (g) a boarder may remain in the Village if the Resident is absent from the Village temporarily.

3. Management may use its discretion in special situations relating to guests and boarders, such as sickness of the Resident and the sudden forced absence of the Resident from the Village, provided that, a Residents' Committee member is notified immediately and the matter is reported confidentially to the next Residents' Committee meeting.

*Adopted Residents' General Meeting
29 January 2010*

Revised 28 April 2011



Harbourside Village Mindarie

ACKNOWLEDGEMENT OF CONDITIONS RE BOARDERS

1. An adult Boarder has the right to use the Common Areas and the Village Clubhouse, with the exception of the Bar, which may only be used when the Boarder is accompanied by a Resident. Younger Boarders must always be accompanied by a Resident when using the common areas and may not use the Bar.
2. A Boarder must not do anything in or about the Villa or the Village that causes or may cause annoyance, grievance, damage or disturbance to other Residents, persons lawfully in the Village or the occupiers or owners of any nearby land.
3. A Boarder must comply with any or all of the obligations on Residents in Section 5 of the Deed and the Village Rules in Schedule 4 of the Deed.
4. The Resident is responsible for paying the additional Resident's Contribution as set out in Clause 7.1 (c) of the Deed.
5. A Boarder does not have the right to attend a meeting of the Residents or participate in any committee of Residents.
6. The Advisory Board may make a written request for any Boarder to leave the Village and it is the Resident's responsibility to ensure that the Advisory Board request is complied with (Deed, Clause 7.1 (d)).

These undertakings are accepted by:

Resident(s)

Boarder(s)
