

## RESIDENTS LOUNGE, RESIDENTS DINING ROOM, BBQ/GRILL AND COMMUNAL GARDEN FACILITIES

### INTRODUCTION

The Point offers residents resort style amenities featuring:

- Residents Lounge Room
- Residents Dining Room with fully operational kitchen
- BBQ Grill areas with electric BBQ's
- Communal 'sky gardens' on levels 2-9
- Orchard themed forecourt landscaping

### RULES

Pursuant to the Owners Corporation Rules, the following conditions apply to the use of the Residents Lounge, Residents Dining Room, BBQ/Grill and Communal Garden facilities (together "Amenities"):

- Hours of use are 7:00 am to 10:00 pm;
- Children under the age of 16 years may use the Amenities only if supervised by an adult at all times;
- Alcohol, food and glassware are only permitted in the residents dining room and bbq/grill area;
- Residents are responsible for cleaning up any mess created in any of the Amenities areas;
- Residents must not make unreasonable noise or otherwise detrimentally affect the quiet enjoyment of any other resident when using any of the Amenities;
- Use of the kitchen, dining room and bbq/grill facilities are subject to booking/reservation with the building manager using the online booking system;
- During any period of high demand, reservations for the kitchen, dining room and bbq/grill facilities may be restricted by the building manager to one (1) reservation per 30 day period;
- A refundable security deposit of \$200 is payable at the time of booking the kitchen and dining room facilities. If at the conclusion of the use of these areas the caretaker determines that the cleaning is unsatisfactory, the Owners Corporation may deduct the cleaning costs from the security deposit and further recover any shortfall from the proprietor or occupier of the lot;
- Residents must observe all directions issued from time to time by the building manager in relation to the use of the Amenities;
- Smoking is strictly prohibited in all of the Amenities areas (for the avoidance of doubt smoking is not permitted in any outdoor bbq or communal garden areas);
- Running, ball playing, noisy or hazardous activities are not permitted in the Amenities areas;
- All users of the Amenities do so at their own risk.
- A proprietor or occupier of a lot must not breach nor permit persons under his or her control to breach these rules as stipulated.
- Suitable footwear must be worn to and from the Amenities and whilst in the Amenities area **shoes are to be worn at all times**;
- Suitable clothing is to be worn whilst in the Amenities;
- No live or amplified music, other than any background music provided by the operator of the Amenities is permitted in the Amenities areas;