



WHELAN PROPERTY GROUP
STRATA MANAGEMENT SERVICES



ABBOTSFORD COVE COMMUNITY ASSOCIATION

DEPOSITED PLAN No 270127

INFORMATION FOR THE OWNERS AND RESIDENTS OF ABBOTSFORD COVE CLUB HOUSE

- This Club House is a Private Facility and Restricted Community Property.
- The use of the Club House is restricted to Residents of Abbotsford Cove and their Guests unless written approval has been received from the Community Association. Guests using the Club House must be accompanied by the Resident who invited them at all times. Non-residents who have not been invited by a Resident will be considered trespassers and may be removed by Security or Police.
- Bookings for the use of the Club House must be made through the Community Managing Agent – Whelan Property Group Pty Ltd (Tel: 9219 4111 Fax: 9281 9915). Persons must not use the Club House for commercial purposes without the prior written authority of the Community Association.
- A refundable deposit of \$500.00 is payable to the Association, following which the booking will be confirmed in writing.
- Hours of use of the Club House are from 8.00am to 10.00pm. The Club House must not be used outside these designated hours and persons using the Club House for a function must ensure that the function and subsequent cleaning is concluded by 10.00pm. Noise must be kept to a minimum after 8.00pm so as not to disturb residents.
- BBQ cooking is not permitted.
- When using the Club House persons must not restrict access to the Pool area, Gymnasium, Sauna, or Toilets.
- Persons using the Club House must be adequately attired so as not to cause unreasonable offence to other users. Children under 12 years must not use the Club House without direct supervision of an adult responsible for them.
- There shall be no loutish, threatening, or offensive behaviour while in the Club House.
- Loud music must not be played within the Club House.
- All rubbish must be removed and placed within the appropriate bins in your OWN strata building. DO NOT place any rubbish in the Pavilion Restaurant rubbish bins. The Club House must be left in a clean and tidy state after use. The doors to the Club House must be locked when not in use. All tables and chairs must be returned to the stacked areas before leaving the Club House.
- Persons found disregarding these rules may be removed from the Club House by Security or Police and subject to legal action under the Community Land Management Act 1989.
- Failure to adhere to Club House rules could result in loss of deposit and or refusal of future bookings.

A person using the Club House or permitting the use of the Club House does so at their own risk. A person releases the Community Association and the members of its Executive Committee from all liability for personal injury or death which may occur within the Club House or by reason of the use of the Club House except where such injury or death has occurred by reason of wilful neglect on the part of the Community Association or its Executive. Further, a person must indemnify the Community Association and the members of its Executive Committee from all liability for personal injury or death suffered by the persons invited in the use of the Club House except where such injury or death has occurred by reason of wilful neglect on the part of the Community Association or its Executive.

MANAGING AGENTS: WHELAN PROPERTY GROUP PTY LTD

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