

SP44005 BL

FORM B4

M629377 AE

07 May 2014 10:21:27 Perth



REG \$ 160.00

LODGED BY STRATA TITLE CONSULTANCY SERVICES

1 RIVERINA DRIVE, ASCOT 6104

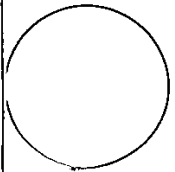
ADDRESS

PHONE No. 9277 7202

FAX No. 9277 7202

REFERENCE No.

ISSUING BOX No. 888



PREPARED BY STCS

ADDRESS 1 Riverina Drive, Ascot

PHONE No. 92777202

FAX No. 92777202

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

1 - 1

TITLES, LEASES, DECLARATIONS ETC LODGED HERewith

1. _____	Received Items
2. _____	Nos.
3. _____	
4. _____	
5. _____	Receiving Clerk
6. _____	

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.

EXAMINED



FORM 21

NOTIFICATION OF CHANGE OF BY-LAWS
Strata Titles Act 1985

Section 42

THE OWNERS OF 41 TOWN VIEW TERRACE, SURVEY-STRATA PLAN NO. 44005, hereby certify:

- * that by a resolution without dissent duly passed at a meeting of the strata company on the third day of April 2014 which became unconditional on the third day of April 2014 the by-laws in Schedule 1 to the Act as they applied to the strata company, were amended, repealed or added to as follows:-

The following by-laws are hereby added -

17. PERMITTED PARKING ON LOT 1

- (1) The proprietor of lot 1 acknowledges and agrees by private agreement to allow the proprietor, occupier or other resident of lot 2 to park one licensed vehicle on the part of lot 1 that is a hardstand area, located in the north eastern corner of lot 1 that abuts lot 2 and CP 4 that is 5.5 metres by 2.5 metres in area, or thereabouts ("Parking Bay").
- (2) The proprietor of lot 2 is responsible at its cost to keep the Parking Bay in good condition and indemnifies the proprietor of lot 1 from any liability for the use of the Parking Bay, or damage to any vehicle that maybe parked on the Parking Bay.
- (3) As a condition of use of the Parking Bay, the proprietor, occupier or other resident of lot 2 must not leave a vehicle permanently on the Parking Bay and the proprietor of lot 1 must not fence or in any way obstruct access and use of the Parking Bay.
- (4) In the event that the proprietors of lots 1 and 2 mutually agree that the Parking Bay is no longer required by lot 2, then this by-law shall be repealed.


18. EXEMPTION FROM CERTAIN PROVISIONS OF THE ACT

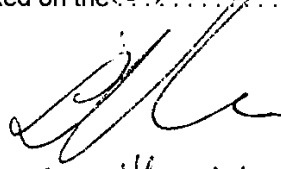
- (1) The strata company shall pursuant to section 36B of the Strata Titles Act 1985 be exempt from the following provisions –
 - (a) section 35(1)(f) relating to minutes of meetings and books of account;
 - (b) section 35(1)(g) relating to keeping statements of account;

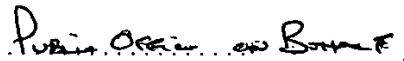


- (c) section 35(1)(i) relating to the requirement of a receptacle for postal delivery;
 - (d) section 35A(1) relating to the requirement of a roll of proprietors;
 - (e) section 36(1) relating to the requirement of a fund for administration purposes;
- (2) The strata company is not required to comply with Schedule 1 by-law 11(1) but shall hold general meetings as and when necessary.
- (3) The strata company or a registered proprietor may convene a meeting by giving fourteen (14) days notice of the meeting in writing to all other proprietors and mortgagees setting out the general nature of the business to be discussed and resolved.

The common seal of THE OWNERS OF 41 TOWN VIEW TERRACE, SURVEY-STRATA PLAN NO. 44005 was hereunto affixed on the 5th day of February 2014 in the presence of:


Mark Toogood


Timothy Moore


Robin Orr

Members of council WARR

