

SCHEDULE
Emerald Lakes – The Quays CTS 3381

Lot 3092 on SP189545	1	1
Lot 3093 on SP189545	1	1
Lot 3094 on SP189544	1	1
Lot 3095 on SP189544	1	1
Lot 3096 on SP189544	1	1
Lot 3097 on SP189543	1	1
Lot 3098 on SP189543	1	1
Lot 3099 on SP189543	1	1
Lot 3100 on SP189543	1	1
Lot 3101 on SP189531	1	1
Lot 3102 on SP189531	1	1
Lot 3103 on SP189531	1	1
Lot 3104 on SP189531	1	1
Lot 3105 on SP180243	1	1
Lot 3106 on SP180243	1	1
Lot 3107 on SP180228	1	1
Lot 3108 on SP180228	1	1
Lot 3109 on SP180228	1	1
Lot 3110 on SP180215	1	1
Lot 3111 on SP180215	1	1
Lot 3112 on SP180215	1	1
Lot 3113 on SP180215	1	1
TOTALS	113	113

The aggregate of the contribution lot entitlements and interest lot entitlements are reduced from 114 to 113 by the removal of Lot 3994 on SP189546 to Emerald Lakes CTS 31624 (the Principal Body Corporate). The deciding principle used to set the contribution lot entitlements is the equality principle.

The deciding principle used to set the interest lot entitlements is not the market value principle and after conducting a thorough search of the body corporate records, none of those records address the requirements of section 66(1)(dc) (ii) of the Act and, consequently, the reasons that the interest lot entitlements do not reflect the market value is unknown.

SCHEDULE B	EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND
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In accordance with the layered arrangements identified in Emerald Lakes CTS 31623.

SCHEDULE C	BY-LAWS
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1. Interpretation

- (a) Headings throughout these By-laws are for guidance only and are not to be used as an aid in the interpretation of these By-laws.

Plurals include the singular and singular the plural. References to either gender shall include a reference to the other gender.

Reference to the whole includes any part of the whole.

If any By-law is inconsistent with any by-law applying to the Principal Scheme, then the By-law will be of no effect to the extent of the inconsistency.

Where any By-law applies to an Owner, it will also apply to an Occupier (if the content permits).

Where any By-law applies to an Occupier, it will also apply to an Owner (if the content permits). This does not apply to any special rights or exclusive use that is given to an Occupier, it being acknowledged that these can only be given to an Occupier.

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If it is held by any Court that any By-law (or any part of a By-law) is void, voidable, unlawful or invalid, it will be severed from this Schedule B.

- (b) Throughout these By-laws, the following terms will, where the context so admits, have the meanings herein ascribed to them.

Act means the Body Corporate and Community Management Act 1997 and the Regulation Module applying to the Scheme;

Boat will include sailboard and similar pleasure craft;

Body Corporate means the Body Corporate established upon the creation of the Scheme.

Buggy means a golf buggy or similar form of vehicle which the Committee designates as a 'buggy', from time to time.

Buggies has a similar meaning.

Building means any building on the Scheme Land which contains a Lot(s).

By-laws means these By-laws or any specified part of them.

Caretaker means the person or corporation appointed by the Body Corporate from time to time under a Caretaker's Agreement.

Caretaker's Agreement means an agreement entered into between the Body Corporate and the Caretaker under which the Caretaker agrees to keep the Common Property in good order. It includes any agreement from time to time that replaces or extends a Caretaker's agreement.

Caretaker's Unit means any Lot nominated in writing from time to time to the Body Corporate by the Caretaker.

Common Property means the common property referred to in the Scheme.

Committee means the Committee of the Body Corporate appointed pursuant to the Act.

Committee's Representative means a member of the Committee appointed from time to time for the purpose of representing the Committee.

Gate means any form of gate or structure serving a purpose similar to a gate.

Gate Keys means any form of key, code, remote control or similar device to control Gates which Occupiers and Owners are authorised to open and close.

GST means any value added, consumption, turnover or similar tax, impost or duty on goods and/or services which is introduced by the Commonwealth or any State or Territory.

Home Occupation means the use of the relevant Lot as professional offices to provide consulting services, information technologies or as a mail order business, or such other lawful use as the Committee decided.

Improvements means pergolas, walls, windows, garage roller doors, doors, fly screens, gates, walkways, paths, driveways, yard, lawn, landscaping, garden, plants and irrigation, and drainage facilities located within a Lot or an area of Common Property which attaches to a Lot by virtue of an exclusive use by-law.

Lot means a lot in the Scheme.

Occupier and **Owner** have the meanings given to them in the Act.

Original Owner has the meaning given to it in the Act.

Principal Scheme means the Emerald Lakes CTS 31623.

Recreation Areas includes the swimming pool, social area and similar areas and facilities on the Scheme Land.

Regulation Module means the regulation module that applies to the Scheme.

Scheme Land means all the land contained in the Scheme.

Scheme means Emerald Lakes - The Quays CTS 33891.

Security Alarm means an alarm (or similar device) in or on a Lot that emits a noise when activated, which can be heard from outside the Lot.

Vehicle means any type of car, motor bike or other form of transport which the Committee (acting reasonably) designates as a 'vehicle' from time to time.

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2. Use of Lot

- (a) Subject to (c), each Lot will be used for residential purposes only, or, if permitted by the local government, for a Home Occupation (and then only in accordance with the relevant laws and rules of the local government).
- (b) Where a Lot is used for a Home Occupation, no signage must be used to advertise the Home Occupation without the prior written consent of the Committee.
- (c) The Caretaker's Unit may be used for any of the following purposes:
 - (i) residential;
 - (ii) management (including the letting of Lots);
 - (iii) commercial purposes; and
 - (iv) any lawful purpose.

3. General Appearance of Lots

- (a) No structural alterations will be made to any Lot (including any alteration to gas, water or electrical installations or work for the purpose of enclosing in any manner whatsoever the balcony, if any, of any Lot and including the installation of any air-conditioning system). An Owner or Occupier of a Lot must not in any way alter the exterior appearance of the Lot, nor cause to be constructed or placed upon any part of the Lot which can be viewed from outside the Lot any materials or items without the prior written consent of the Committee.
- (b) Garages must not be used as habitable rooms and basement car spaces are to be used only for the purpose of car parking and the storage of bikes, boat trailers and boats and body corporate approved storage devices providing that they are all confined within the boundaries of the basement car space and occupiers shall not use any garage or basement car parking space in a manner that creates a nuisance to other Owners.
- (c) No additional clotheslines may be fitted to any Lot, except those installed by the Original Owner.

4. Maintenance of Lots

- (a) An Owner or Occupier of a Lot will:-
 - (i) be responsible for the proper maintenance of his Lot including the exclusive use area;
 - (ii) maintain in good condition and repair any Improvements constructed or installed on the Lot (including where necessary, renewal or replacement of the whole or part thereof);
 - (iii) maintain the interior of his Lot in a clean condition and take all practical steps to prevent infestation by vermin and/or insects.
- (b) The Committee may give written notice to an Owner or Occupier of a Lot requiring that:
 - (i) the Improvements be put in a state of good condition and repair (including where necessary, renewal or replacement of the whole or part thereof); and
 - (ii) the obligations under By-law 4(a) be complied with,and if such notice has not been complied with to the reasonable satisfaction of the Committee within 14 days of the date of that notice, the Committee may, in its absolute discretion, cause the Improvements to be put in such a state and the Owner or Occupier (as the case may be) will forthwith pay the costs incurred or payable by the Body Corporate in that regard on demand.
- (c) An Owner or Occupier of a Lot will allow the Committee and the servants and contractors of the Body Corporate access to the Lot and the Improvements at all reasonable times for the purpose of inspection and carrying out works under this By-law provided that the Committee gives the Owner or Occupier reasonable notice of its intention to enter upon the relevant Lot and Improvements and carry out works under this By-law.

5. Appearance of Lots

- (a) Subject to paragraph (b) of this By-law and By-law 33 (Construction/Sale of Lots), an Owner or Occupier of a Lot will not hang washing, towels, bedding, clothing or other articles (except on clothes lines in designated areas provided by the Body Corporate (if any)) or display any sign, advertisement, placard, banner, pamphlet or like matter on the Common Property or on any part of his Lot in such a way as to be visible from outside the Lot.

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- (b) the Caretaker is permitted to display reasonable signs or notices on the Scheme Land offering for sale or lease any Lot but such signs or notices must not detract from the overall appearance of the Lots and the Scheme.

6. Water Apparatus

- (a) An Owner or Occupier of a Lot will see that all water taps on his Lot are properly turned off after use.
- (b) The water closets, conveniences and other water apparatus including water pipes and drains in each Lot must not be used for any purpose other than the purpose for which they were constructed or installed and no sweepings or rubbish and other unsuitable substances shall be deposited therein.
- (c) Any costs or expenses resulting from damage or blockage to such water closets, conveniences, water apparatus, waste pipes and drains from misuse or negligence will be borne by such Owner or Occupier whether the same is caused by his own acts or those of members of his household or his servants or agents or guests.

7. Lighting and Heating of Lots

The Owner or Occupier of a Lot must not use any chemicals, burning fluids, acetylene gas or alcohol in lighting or heating a Lot nor in any other way cause or increase a risk of fire or explosion in such Lot.

8. Storage of Flammable Liquids, etc.

An Owner or Occupier of a Lot must not, except with the prior written consent of the Body Corporate, use or store upon his Lot or upon the Common Property any flammable chemical, liquid, gas or other flammable material, other than chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or if it is in a fuel tank of a motor vehicle or internal combustion engine.

9. Windows

The windows of a Lot will be kept clean and promptly replaced with fresh glass of the same kind colour and weight as at present if broken or cracked.

10. Window Covers

- (a) No window will be covered with aluminium foil or similar reflective material or tinted and no shutters, awnings or other window cover shall be affixed externally to any building or visible from the exterior of the building. This By-law will not prevent security screens being installed over windows but only after the written consent of the Committee as to the type, quality, colour and style of security screen has been obtained. Such consent may be withheld in the absolute discretion of the Committee.
- (b) An Owner or Occupier must not hang curtains visible from outside the Lot unless those curtains have a white backing, or unless such colour and design have been approved in writing by the Committee. An Owner or Occupier must not install, renovate and/or replace a curtain backing or window treatment without having the colour and design of same approved in writing by the Committee. In giving such approvals, the Committee must ensure, so far as practicable, that curtain backing and window treatment used in all Lots have colours that are sympathetic to the tones of the improvements on the Scheme Land and present an aesthetic appearance when viewed from common property or any other lot.
- (c) For the purposes of enforcing this By-law, the Committee may establish and maintain a policy in respect to window coverings. That policy will include, but is not limited to, the following:
- (i) **Front screen Doors**
 Front Screen Doors if fitted must be invisiguard or equivalent screens. Where the front door is a stained finish, the frame of the screen must be black in colour. Where the front door is a painted finish, the frame of the screen must match the paint colour of the front door.
 - (ii) **Security Screens to Windows**
 Security Screens to windows if fitted, must be invisiguard or equivalent screens. The frame of the screens must match the window frame colour.
 - (iii) **Vertical Blinds**
 No Vertical Blinds of PVC material are to be installed to any window.
 - (iv) **Exterior Sunscreen Blinds**
 Exterior Sunscreen Blinds if fitted must meet the following technical specification:
 - (1) **Fabric** – The fabric must be a glass fibre material coated with a bulk polymer compound. It must be rot resistant, antistatic and flame resistant. Colour must match the colour of the exterior of the building.

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- (2) **Frame, Finishes & Trims** – The extruded tube roller system including the head box, guide rails and bottom rail with sidewinder chain must be powder coated to match the linen colour fabric to blend with the exterior of the building.

(v) **Window Tinting**

Window tinting if installed must be non-reflective and type DQ20A film made by Solarguard Bekaert or equivalent.

11. Keeping of Animals

An Occupier may not without written consent of the Committee (which consent will not be unreasonably withheld or delayed) bring onto or keep animals, including cats and dogs, on to a Lot or the Common Property (subject to local authority laws) on the following conditions:

- (a) Neither the animal nor the animal's habitat shall become a nuisance.
- (b) Any animal must be kept controlled within the Occupier's Lot or exclusive use area and confined in a manner which prevents the animal from gaining access to the Common Property when not supervised.
- (c) No animal is permitted on Common Property unless it is on a leash or otherwise controlled under the supervision of a responsible Occupier.
- (d) Fouling of the Common Property by the animal must be cleaned up by the Occupier responsible for the animal.
- (e) No more than 2 dogs and or cats will be permitted to be kept on the occupier's property in accordance with council by-laws.

12. Antennae

No television, radio or other electronic antenna or device of any type may be erected, constructed or placed or permitted to remain on any Lot or on the Common Property unless and until the same has been approved in writing by the Committee or unless the same is contained within a Lot and not visible from the exterior of such Lot.

13. Security of Lots

All doors and windows to any Lot shall be securely fastened on all occasions when the Lot is left unoccupied and the Committee reserves the right to enter and fasten the same if left insecurely fastened.

14. Insurance

An Owner or Occupier of a Lot must not bring to, do or keep anything on his Lot (or the Common Property) which may increase the cost of insurance for the Body Corporate or prevent adequate insurance being obtained.

15. Nuisance

No noxious or offensive trade or activity may be carried on upon the Scheme Land or in any Lot nor may anything be done thereon which may be, or may become an annoyance or nuisance or which may be likely to interfere with the peaceful enjoyment of the Owners and Occupiers of other Lots or any other person lawfully using the Common Property. In particular and without limiting the generality of the foregoing: -

- (a) No loud noises, noxious odours, exterior speakers, horns, whistles, bells or other sound devices (other than security or warning devices used exclusively for such purposes) noisy or smoking vehicles, large power equipment or large power tools, unlicensed off-road motor vehicles or items which may unreasonably interfere with television or radio reception of any Lot may be located used or placed on any portion of the Scheme Land or exposed to the view of other Owners or Occupiers without the prior written consent of the Body Corporate;
- (b) All musical instruments, wirelesses, radiograms, television sets, stereos and the like shall be controlled so that the sound arising therefrom is reasonable and will not cause annoyance to other Owners and Occupiers of Lots on the Scheme Land;
- (c) Guests leaving after 11.00 pm must be requested by their hosts to leave quietly and quietness must also be observed when Owners and Occupiers return to their Lots late at night or in the early morning hours;
- (d) In the event of any unavoidable noise in a Lot at any time the Occupier or Owner thereof will take all practical means to minimise annoyance to other residents by closing all doors, windows and curtains of their Lot and also take such further steps as may be within their power for the same purpose.
- (e) That smoking in or on the Common Property be prohibited.

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16. Depositing Rubbish on Common Property

An Owner or Occupier must not:

- (a) deposit or throw upon the Common Property or the exterior of a Lot any rubbish, dirt, dust or other material likely to interfere with the peaceful use and enjoyment of another Owner or Occupier or of any person lawfully using the Common Property;
- (b) throw or allow to fall or permit or suffer to be thrown or to fall any paper, rubbish, refuse, cigarette butts or other substance whatsoever out of any window, door, skylight or balcony (if any) of his Lot.

Any damage or costs for cleaning or repair caused by breach hereof will be borne by the Owner or Occupier concerned.

17. Garbage Disposal

- (a) Except where the Body Corporate provides some other means of disposal, a suitable receptacle for garbage must be properly maintained in a sanitary condition by each Owner or Occupier in a place on their Lot not visible from the Common Property or on such part of the Scheme as may be authorised by the Committee.
- (b) All local authority By-laws and ordinances relating to the disposal of garbage must be complied with.
- (c) Nothing is to be done in the disposal or the maintenance of garbage bins which may damage the health, hygiene and comfort of anyone within the Scheme.
- (d) Rubbish bins are to be placed out for collection at the times and location specified by the Committee or the Local Authority. Empty bins must be collected by Owners or Occupiers the same day as they are emptied.

18. Damage to Lawns, etc. on the Scheme Land

An Owner or Occupier of a Lot must not -

- (a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon the Scheme Land; or
- (b) except with the prior written consent of the Body Corporate, use for his own purposes as a garden any portion of the Common Property.

19. Damage to the Common Property or Lot

An Owner or Occupier of a Lot must not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the Common Property or any Common Property asset except with the consent in writing of the Body Corporate.

20. Committee to be Notified of Accidents etc.

An Owner or Occupier of a Lot must give to the Committee prompt notice of any accident to or defect in any water pipes, gas pipes, electric installations or fixtures which comes to his knowledge and the Committee will have authority by its servants or agents in the circumstances having regard to the urgency involved to examine or make such repairs or renovations as they may deem necessary for the safety and preservation of any Lot or any buildings on the Scheme Land as often as may be necessary.

21. Vehicles

- (a) The Body Corporate grants to the Owner or Occupier of each Lot the occasional use of the parking areas on Common Property for the purposes of temporary visitor parking.
- (b) Owners and Occupiers shall not cause or permit their vehicles to leak oil, grease, brake fluid or other motoring fluids onto the Common Property. Any such occurrence must be cleaned up by the Owner or Occupier concerned but if not cleaned up within the reasonable notice period given by the Committee, the Body Corporate may cause the cleaning to be done and the costs shall be recoverable by the Body Corporate from the Owner or Occupier concerned as a debt due.
- (c) Owners and Occupiers and their invitees shall observe any vehicle speed limit, parking or road rule sign posted on the Common Property.
- (d) Any road rule sign posted on the Common Property in the same or similar form to signs prescribed by the regulations governing usage of public roads in Queensland shall have the same meaning as ascribed to such public signs at law.
- (e) An Owner or Occupier shall not bring onto nor permit to remain on Common Property any unregistered Vehicle (where that Vehicle requires registration).
- (f) An Owner or Occupier of a Lot must not obstruct the lawful use of the Common Property by any person. The pathways and driveways on the Common Property and any easement giving access to the Common Property must not be obstructed by any

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such Owner or Occupier or used by them for any other purpose than the reasonable ingress and egress to and from their particular Lot.

- (g) An Occupier shall not:
- (i) drive or permit to be driven any vehicle in excess of the tonnage set by the Committee from time to time on to or over the Common Property other than a vehicle necessary to facilitate the occupation of any Lot and any vehicle permitted by any law to access the Common Property;
 - (ii) permit any invitees' vehicles to be parked on the roadway forming part of the Common Property at any time;
 - (iii) An occupier shall not permit any boat, trailer, caravan, campervan or mobile home on common property or on the lot unless it is parked in a garage and is not visible from outside the lot or is completely within the boundaries of a basement car space.
- (h) Occupiers may park their vehicles on the driveway that services their respective lot provided that the vehicle is wholly contained in the driveway area and that there are already vehicle(s) parked in the garage of the Lot concerned.
- (i) Any invitees shall park their vehicles in the visitors' parking bays on the Common Property and shall use such area only for its intended purpose of casual parking.

22. Use of Caravans etc

A Owner or Occupier of a Lot must not permit any occupation of a caravan, campervan, mobile home or similar upon his Lot or the common property.

23. Inspection of Lots

- (a) Upon one (1) days' notice in writing the Committee and its servants, agents and contractors will be permitted to inspect any Lot and to test any electrical, gas or water installation or equipment thereon and to trace and repair any leakage or defect in the said installations or equipment (at the expense of the Owner or Occupier of the Lot concerned).
- (b) If not so permitted the Committee may effect an entry without liability for any damage occasioned to the Lot or any structure thereon in effecting the entry.
- (c) The Committee, in exercising this power, will ensure that its servants, agents and employees cause as little inconvenience to such Owner or Occupier as is reasonable in the circumstances.

24. Observance of these By-Laws

The duties and obligations imposed by these By-laws on an Owner or Occupier of a Lot must be observed not only by such Owner or Occupier but by the tenants, guests, servants, employees, agents, children, invitees and licensees of such Owner or Occupier. An Owner or Occupier of a Lot must take all reasonable steps to ensure that his invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the Owner or Occupier of another Lot or of any person lawfully using the Common Property.

25. Repairs by the Body Corporate

Where the Body Corporate expends money to make good the damage caused by a breach of the Act or of these By-laws by an Owner or Occupier of a Lot or the tenants, guests, servants, employees, agents or children, invitees or licensees of such Owner or Occupier or of any of them, the Committee will be entitled to recover the amount so expended as a debt in an action in any court of competent jurisdiction from the Owner of the Lot at the time when the breach occurred.

26. Contractors

An Owner or Occupier of a Lot must not directly instruct any contractors or workmen employed by the Committee unless so authorised, and all requests for consideration of any particular matter to be referred to the Committee shall be directed to the Committee's Representative, who shall in turn refer the same to the Committee for determination.

27. Notification of Infectious Diseases

In the event of any infectious disease which may require notification by virtue of any statute, regulation or ordinance affecting any person upon any Lot the Owner or Occupier of such Lot must give, or cause to be given, notice thereof and any other information which may be required relative thereto to the Committee and shall pay to the Committee the expenses of disinfecting the Lot where necessary and replacing any articles or things the destruction of which may be rendered necessary by such disease.

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28. Notices to be Observed

An Owner or Occupier of a Lot must observe the terms of any notice displayed on any part of the Common Property by authority of the Committee or of any statutory authority.

29. Rules Relating to Common Property

The Committee may make rules relating to the Common Property and in particular in relation to the use of any improvements on the Common Property including Recreation Areas and other facilities, not inconsistent with these By-laws and the same must be observed by the Owners or Occupiers of Lots unless and until they are revoked by a majority resolution at a general meeting of the Body Corporate.

30. Gate Keys

- (a) Unless authorised by the Committee, no one may interfere with mechanisms operating gates. Gate mechanisms may only be operated as authorised by the Committee. Any malfunction of a Gate must be reported to the Committee.
- (b) Gate Keys are to be dealt with in a security conscious manner. Gate Keys may not be lent to anyone other than another Owner or Occupier. The loss of a Gate Key is to be reported to the Committee.
- (c) The Body Corporate will issue Gate Keys in the reasonable quantity required by an Owner or Occupier on payment by that person to the Body Corporate of a fee and lodgement of a bond as reasonably determined by the Committee. Gate Keys will remain the property of the Body Corporate.
- (d) An Owner or Occupier, on ceasing to be an Owner or Occupier, must promptly return to the Committee all Gate Keys in their possession. If a Gate Key is returned in good working order and condition any bond held in respect to that Gate Key will be refunded.

31. Times for Use of Recreation Areas

The Recreation Areas must not be used between the hours of 10.00 pm and 7.00 am or such other hours as agreed to in writing by the Committee and the Resident Caretaker.

32. Rules for Use of Recreation Areas

All Owners or Occupiers of Lots when making use of the Recreation Areas must ensure that: -

- (a) his invitees and guests do not use the same or any of them unless he or another Owner or Occupier accompanies them;
- (b) children below the age of thirteen (13) years are not in or around the same unless accompanied by an adult Owner or Occupier exercising effective control over them;
- (c) he and his invitees exercise caution at all times and not behave in any manner that is likely to interfere with the use and enjoyment of the same by other persons;
- (d) if congestion is experienced in the use of the Recreation Areas, the Resident Caretaker may arrange for the implementation of systems for the mutual benefit of all Owners and Occupiers of lots in the Scheme Land.
- (e) all users of the Recreation Areas must be suitably attired and must observe a dress code suitable for the occasion.
- (f) alcoholic beverages must not be consumed in or around the pool;
- (g) food, glass, breakable items and pets must not be brought into the pool area;
- (h) all users of the Recreation Areas comply with any rules made from time to time by the Committee;
- (i) an Owner or Occupier of a Lot must not without proper authority operate, adjust or interfere with the operation of any equipment associated with the Recreation Areas.

33. Special Right - Construction/Sale of Lots

- (a) Whilst the Original Owner (and any person to whom the Original Owner assigns its rights under this By-law) remains an Owner of any Lot in the Scheme Land it and its contractors, agents and those authorised by it, will be entitled to the following special rights:
 - (i) to place such signs and other advertising and display material in and about the Lot, and about the Common Property which signs will in all respects be attractive and tasteful having regard to the visual and acoustic privacy of other Lots and the general aesthetics and amenity of the Scheme Land, and will not at any time, and from time to time be more, in terms of number and size, than is reasonably necessary;

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- (ii) together with persons authorised by it, to pass over the Common Property (with or without vehicles and equipment) to gain access to and egress from any part of the Scheme Land;
- (iii) to carry out any building (including construction) of any improvements, or any other things done, on the Scheme Land and no objection will be made to the noise, nuisance or other inconvenience which might arise from that; and
- (iv) to use the Common Property or other lots in the Scheme to:
 - (1) give access to and egress from any part of the Scheme Land with or without vehicles and equipment (or either of them); and
 - (2) store building materials, landscaping materials (including without limitations, plants, shrubs, palm trees, mulch, soil and similar things), vehicles, equipment or fill on the Scheme Land.
- (b) In exercising its rights under this By-law, the Original Owner will use reasonable endeavours to prevent undue interference with the enjoyment, by lot Owners, of their lots and the Common Property.
- (c) While any construction or building operations are occurring on the Scheme Land, Lot Owners, Occupiers and invitees to the Scheme Land must comply with the reasonable direction of the Original Owner (and persons authorised by it). In particular, they must comply with any altered traffic (vehicle and pedestrian) flow directions.

34. No Objection

The Original Owner is permitted to use and damage the Common Property for the purpose of developing the Scheme Land. If any damage is caused to the Common Property or anything on the Common Property, the Original Owner will make good the damage at its expense.

35. By-Laws to be Exhibited

A copy of these By-laws (or a précis thereof approved by the Committee) must be exhibited in a prominent place in any Lot made available for letting.

36. Speed Limits

An Owner or Occupier of a Lot must not exceed the speed limit nominated by the Committee from time to time and agreed to by the Caretaker (the **Speed Limit**) while driving any Motor Vehicle on the Common Property and must use his best endeavours to ensure that his invitees do not exceed the Speed Limit in such circumstances.

37. Recovery of Monies

If an Owner or Occupier breaches the Act or these By-laws and the Body Corporate spends money to rectify any damage caused by the breach, then the Body Corporate will be entitled to recover the amount spent as a liquidated debt from the Owner or Occupier of the relevant Lot at the time the breach occurred.

38. Recovery of Costs

- (a) An Owner must pay on demand the whole of the Body Corporate's costs and expenses (including solicitor and own client costs plus any GST properly chargeable in respect of those costs and expenses) in connection with:
 - (i) recovering levies or monies payable to the Body Corporate pursuant to the Act or these By-laws duly levied upon the Owner by the Body Corporate, or otherwise pursuant to these By-laws;
 - (ii) all legal or other proceedings concluded by way of settlement or Court determination in favour of the Body Corporate taken by or against the Owner or Occupier of a lot.
- (b) The amount of any such costs shall be deemed to be a liquidated debt due by the Owner to the Body Corporate.
- (c) If the Owner fails to pay any such costs upon demand, the Body Corporate:
 - (i) may take action for the recovery of those costs in a Court of competent jurisdiction, and/or
 - (ii) enter such costs and expenses against the levy account of the Owner.
- (d) In this By-law, references to an Owner shall be deemed to include a reference to a mortgagee in possession of any Owner's Lot.
- (e) The Body Corporate may include any costs payable to it under this By-law on any certificate issued in respect of the lot under the Act, including but not limited to a notation of unpaid insurance premiums, telephone charges and excess water charges.

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39. Alterations to the Exterior of Lots

- (a) Where an Owner proposes to carry out work which will alter the exterior of any Lot, he must follow the procedure set out below:-
- (i) Apply in writing to the Committee, outlining the proposed work and provide plans and specifications. Such plans and specifications must be of the same architectural standard as the development.
 - (ii) The Committee, on behalf of the Owner, shall submit to the architect nominated by the Committee from time to time the plans and specifications for his consent in writing. The Committee will use its best endeavours to ensure that the architect gives a decision with reasonable expedition.
 - (iii) The decision of the architect to consent or not to any plans and specifications will be final, provided that the architect will be entitled to consent to such plans with appropriate variations and/or conditions. If the architect refuses to give such consent or consents subject to variations to the plans and/or conditions, the Owner will not be entitled to make the alterations proposed or shall only be able to make them if the variations are incorporated or the conditions complied with (as the case may be).
 - (iv) If the architect consents to such plans with or without variations or conditions then, at the request of the relevant Owner, the proposal will be submitted to a general meeting of the Committee for permission to proceed with the works as approved by the architect.
 - (v) Any reasonable costs associated with the procedure outlined above, including any fee from the architect must be paid by the Owner seeking to make the alterations. If requested by the Committee, an estimate of the fee must be paid in advance by the Owner to the Committee before it submits the plans and specifications to the architect for approval.
- (b) Nothing in this By-law removes the obligation to obtain any necessary consent from any responsible authority (for example, a local government) to any alterations.

40. Auction Sales

An Owner or Occupier of a Lot must not permit any auction sale to be conducted or to take place in his Lot or in the dwelling or upon the Scheme Land without the prior approval in writing of the Committee. This By-law does not apply to the Original Owner (and any person to whom the Original Owner assigns its rights under this By-law).

41. Access by Electricity Authority

If a Lot contains a meter and/or switchboard, an Owner or Occupier of that Lot must make such meter and/or switchboard available for access at all reasonable times by a nominee of the Committee or the relevant body administering the supply of the relevant service to the Lot.

42. Bulk supply of electricity or other utility services

- (a) The Body Corporate may supply electricity or other utility services for the benefit of Owners and Occupiers and in such case this By-law will apply.
- (b) The Body Corporate may purchase reticulated electricity or other services on the most economical basis for the whole of the Scheme Land from the relevant authority.
- (c) The Body Corporate may sell reticulated electricity or other services to Occupiers. Occupiers are not compelled to buy electricity or other services from the Body Corporate.
- (d) The Body Corporate must arrange for the installation of a separate electricity or other service meter for each Lot.
- (e) The Body Corporate is not required to supply to any Occupier electricity or other service requirements beyond those requirements which the relevant authority could supply at any particular time.
- (f) Insofar as it is lawful, the price to be charged by the Body Corporate to an Occupier for the supply of reticulated electricity or other services will be the total of:
 - (i) the price paid by the Body Corporate for the electricity or the other services; and
 - (ii) any additional cost incurred by the Body Corporate reading meters and issuing accounts and doing other things required for the supply of the electricity or other services.
- (g) The Body Corporate may render accounts to an Occupier supplied with electricity or other services under this By-law and such accounts are payable to the Body Corporate within 14 days of delivery of such accounts.

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- (h) In respect of an account which has been rendered pursuant to these By-laws, the Occupier is liable, jointly and severally with any person who was liable to pay that electricity or other services accounts when that Occupier became the Occupier of that Lot.
- (i) In the event that an account for the supply of reticulated electricity or other service is not paid by its due date for payment, then the Body Corporate is entitled to:-
 - (i) recover the amount of the unpaid account or accounts (whether or not a formal demand has been made) as a liquidated debt due to it in any court of competent jurisdiction; and/ or
 - (ii) disconnect the supply of reticulated electricity or other services to the relevant Lot.
- (j) The Body Corporate is not, under any circumstances whatsoever, responsible or liable for any failure of the supply of electricity or other services due to break downs, repairs, maintenance, strikes, accidents or causes of any class or description.
- (k) The Body Corporate may, from time to time, determine a security deposit to be paid by each Occupier who is entitled to the supply of the reticulated electricity or other services as a guarantee against non-payment of accounts for the supply of reticulated electricity or other services.
- (l) In this By-law, references to the Body Corporate include any person engaged by the Body Corporate to supply the services.

43. Booking of Common Property

- (a) The Caretaker may, at its discretion, operate a booking system, to enable Owners or Occupiers of the Scheme Land to reserve that part of the Common Property for functions from time to time. In operating such booking system the Caretaker:
 - (i) will allocate bookings on a "first come first served" basis; and
 - (ii) may require a deposit of \$100 (or other amount the Committee deems appropriate from time to time) to cover the costs of cleaning and repair of Common Property. If, in the reasonable opinion of the Caretaker, the Common Property has not been adequately cleaned after the function, or that damage has occurred to the Common Property as a result of the function, then the Caretaker may withhold the deposit and apply it to such cleaning or repair.
- (b) The Caretaker must comply with the reasonable requirements of the Committee, notified to the Caretaker from time to time, in relation to the management and operation of a booking system.

44. Exclusive Use Area – Courtyard

- (a) The Occupiers of Lots are entitled to the exclusive use of that part of the Common Property (**Courtyard Area**) which is identified in Schedule E opposite their Lot. The following conditions apply to such use:
 - (i) the Courtyard Area may only be used for the purpose set out in Schedule E;
 - (ii) the Courtyard Area, and the things in it, must, at the Occupier's cost, be kept clean and tidy and free of vermin or any other infestation. In particular any landscaping and lawn must be regularly fertilised, watered, tended and, in the case of lawn, mown regularly;
 - (iii) the relevant Owner or Occupier must carry out the duties of the Body Corporate in respect of the Courtyard Area;
 - (iv) subject to (v), no Improvements may be made to the Courtyard Area unless an appropriate resolution authorising it is passed in accordance with the Act and Regulation Module;
 - (v) Owners of Single Lots may make Improvements to the Courtyard Area but they must first obtain the prior written approval of the Committee. The Committee may adopt a policy dealing with the type, nature, quality, design and other issues related to such Improvements and apply such policy in considering any application for approval. The Committee must act reasonably (taking into account the policy) in considering any application.
 - (vi) The Courtyard Area does not include the exterior surfaces of any improvements that abut the boundary of the Courtyard Area. The intention is that the Body Corporate will maintain those exterior surfaces.
 - (vii) To ensure an appropriate standard of landscaping, no changes are to be made to any landscaping in a Courtyard Area without the prior written approval of the Committee. For example, plants must not be removed without approval and only plants approved by the Committee may be placed in the Courtyard Area.

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- (b) This grant of exclusive use and enjoyment is made subject to the relevant Occupier allowing the Body Corporate, the Committee and its properly appointed agents, access at all reasonable times to the Courtyard Area for any proper purpose (including without limitation) for the purpose of maintaining and replacing any garden lights or lighting installed in the Courtyard Area.
- (c) If an Occupier of a Lot does not carry out its responsibilities in accordance with By-law 44(a), then the Body Corporate, and persons authorised by it, may enter upon the Courtyard Area for the purpose of carrying out the responsibilities of the Occupier and the Owner of the relevant Lot will be responsible for the costs incurred by the Body Corporate in that regard. Such costs must be paid on demand.

45. Hard Flooring

- (a) An Occupier must not install or cause to be installed or place in or upon any part of a Lot hard flooring systems such as timber, tiles, marble or any similar material (**Works**) unless the Occupier has first obtained the written approval of the Committee and uses an acoustic underlay approved of by the Committee.
- (b) Where the Committee grants consent to the installation of the Works, in addition to any other conditions the Committee may impose, the following conditions may also apply:

- (i) The Field Impact Isolation Class (**FIIC**) of the Works when completed must not be less than the performance specification of FIIC 60:

AREA	FIIC
Kitchen	60
Lounge/Bedroom	60

- (ii) Following the installation of the Works, the Occupier must at its cost have the FIIC determined by a field test conducted by an accredited acoustic consultant approved by the Committee. The Occupier will provide a copy of the consultant's report to the Committee within seven (7) days of receiving it.
- (iii) Where the FIIC of the completed Works is less than the level detailed in paragraph (b)(i), the Occupier must, within a reasonable time and at its cost, cause the removal of the Works and/or have any necessary procedures or additional works undertaken in order for the Works to comply with the requirements in that paragraph. Following any such remedial action being taken, the provisions of paragraph (b)(ii) must again be complied with by the Occupier.
- (iv) Where the Works are installed and the FIIC complies with the requirements of paragraph (b)(i) and any other conditions imposed by the Committee, the Body Corporate or its representative must notify the Body Corporate's insurers of the installation of the Works and the Occupier will be liable for any increase in premium as a result of the installation of the Works.
- (c) An Occupier must comply with any conditions imposed by the Committee when granting its consent, including any conditions which are imposed by the Committee to prevent any noise arising in any way out of the installation or use of the Works from being transmitted from the Lot to another Lot.
- (d) The granting of any approval by the Committee of the Body Corporate does not in any way relieve an Occupier of his or her responsibility under any other By-Laws.
- (e) If an Occupier fails to comply with the terms of this By-law, then an Occupier will, at his or her expense, remove the Works from the Lot upon receiving written notice from the Committee.

46. Restricted Access Area

- (a) Any areas of the Common Property used for:
- (i) electrical substations, switch rooms, or control panels;
 - (ii) fire service control panels;
 - (iii) telephone exchanges;
 - (iv) security gate system; or
 - (v) other services to the Lots and Common Property (or either of them)

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may be kept locked by the Committee (or its appointed representative) unless otherwise required by law. Persons may not enter or open such locked areas without the prior written consent of the Committee.

- (b) The Committee may use appropriate areas of the Common Property to store plant and equipment used for the performance of the Body Corporate's duties in respect of the Common Property. Any such areas may be locked and access prohibited without the prior written consent of the Committee.

47. Special Rights – Marketing

Despite anything else contained in these by-laws, the Occupier of the Lot nominated from time to time by the Original Owner to the Body Corporate has the special right to use reasonable methods in selling and marketing any lots in the Scheme, including, without limitation:-

- (a) erecting and maintaining signs on the Scheme Land;
- (b) the use of Common Property;
- (c) using any Lot as a display unit;
- (d) allowing people to pass over the Common Property to and from any lots in the Scheme without restriction. For that purpose any security system which restricts such movement must be adjusted or deactivated, as appropriate.

48. Principal Scheme By-laws

Where anything in these by-laws is inconsistent with the Principal Scheme by-laws, the Principal Scheme by-laws are paramount and these By-laws must be read down to the extent of the inconsistency.

49. Buggies

- (a) Where any Owner or Occupier of a Lot wants to use a Buggy on any part of the Scheme Land (or any other land over which the Body Corporate has access rights, for example, any tunnel (or similar underpass) under a road, the following applies:
- (i) Buggies must be kept in good condition and repair at all times.
 - (ii) Buggies must be registered with any appropriate authority and have all relevant approvals, consents, authorisations and other things required by law (together called **Consents**) to allow them to be used must be obtained before such use. Evidence of the Consents and registration must be attached to the Buggy at all times.
 - (iii) A comprehensive insurance policy with a reputable insurer must be in place to cover all damage and injury to property or persons caused by the use of the Buggies (including damage to the Buggies themselves). The conditions of insurance must be satisfactory to the Committee (acting reasonably), however, in respect of injury, insurance must be for cover of not less than \$10 million for any single occurrence. Evidence of the currency of the policy (and its terms) must be attached to the Buggy at all times. In addition, the Committee must, if requested, be given a copy of the relevant insurance policy (together with evidence that it is current) when demanded.
 - (iv) Buggies must only be used on buggy paths that are set aside, from time to time, for the use of Buggies.
 - (v) Buggies must not be overloaded.
 - (vi) Drivers of Buggies must hold an appropriate licence required by law and comply with any rules or regulations made from time to time by the Committee.
 - (vii) Buggies must only be parked on the Common Property in areas designated for that purpose by the Original Owner to the Committee or, if the Original Owner does not make a designation, designated by the Committee to the secretary of the Body Corporate.
 - (viii) Any rules of use (including road rules) published by the Committee from time to time must be complied with, for example, speed limits and stop signs.
 - (ix) The relevant Owner and Occupier indemnifies the Body Corporate and its servants, agents and contractors against any loss, expense, cost, claim or damage the Body Corporate suffers or incurs due to the use or condition of the Buggy (regardless of who is in control of the Buggy at the time).
- (b) If the Committee decides that any of the provisions of this By-law are not being complied with, it may give a written notice to the Owner or Occupier of the Lot at which the Buggy is housed that the Buggy must not be used on the Scheme Land until the

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Committee is satisfied that such provision will be complied with. Upon the giving of that notice, the Buggy must not be used on the Scheme Land until the Committee gives a further written notice that it is so satisfied (acting reasonably and promptly).

- (c) The Committee can make rules and regulations from time to time which apply to the use and operation of Buggies.

50. Security Alarm

No Lot can have a security alarm (or a similar device) in or on the Lot that emits noise when activated, which can be heard from outside the Lot.

51. Security Gates

No Gates (or similar devices) which may restrict or limit access to the Scheme are to be installed in any part of the Scheme land.

52. Development Permit – Public Access

It is acknowledged that it is a condition of the development permit that has been granted (or will be granted) for the Principal Scheme that the Gold Coast City Council requires an easement to be granted over the whole of the common property to allow the public access to pass over the common property on the Principal Scheme.

SCHEDULE D	OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED
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- (a) To facilitate the progressive development of Emerald Lakes - The Quays scheme, the Original Owner (and those authorised by it) may, at any time, enter on the scheme land to undertake works of any kind necessary or incidental to establishing utility infrastructure and utility services. To facilitate this, the Original Owner may, without limitation, carry on the following works:
- (i) excavation and general earthworks;
 - (ii) the construction of common property areas, including roads;
 - (iii) the construction on the common property of such improvements and facilities as may be considered necessary by the Original Owner to establish utility services and connections thereto;
 - (iv) the construction of services infrastructure whether public or private including but without limiting the generality thereof, connections for sewerage, gas, electricity, telephone, fibre optics or any other lawful service available to the public; all of which are collectively called the "Utility Infrastructure Works".
- (b) The Original Owner may bring upon the scheme land any machinery, tools, equipment, vehicles and workmen to facilitate the carrying out of the Utility Infrastructure Works.
- (c) The Original Owner shall use reasonable endeavours to ensure that the Utility Infrastructure Works will be carried out in a manner which minimises (so far as practical) any inconvenience caused to Owners and Occupiers of lots in the scheme land.
- (d) The body corporate and each Owner and Occupiers of lots in the scheme land agree not to make any objection or any claim against the Original Owner in respect of any noise, dust, traffic or nuisance of any type which may arise in connection with the Utility Infrastructure Works.
- (e) The expression Utility Infrastructure and Utility Services have the meaning given to them in the Body Corporate and Community Management Act 1997. In this Schedule D, Original Owner means Nifsan Development Pty Ltd (or its nominee).
- (f) A services location diagram is included in this Community Management Statement.

Lots on Plan or CP	Statutory Easement	Service Location Diagrams
Common Property	Support, Water, Electricity, Gas, Computer Data and Television, Telephone Service, Sewer and Drainage	Pages 22 to 52
Lot 3001 to Lot 3008 on SP175796	Support, Water, Electricity, Gas, Computer Data and Television, Telephone Service, Sewer and Drainage	Pages 22 to 52
Lot 3009 to Lot 3015 on SP180257		
Lot 3016 to Lot 3027 on SP180261		
Lot 3028 to Lot 3043 on SP175796		
Lot 3044 to Lot 3051 on SP180252		
Lot 3052 to Lot 3059 on SP180525		
Lot 3060 to Lot 3067 on SP180251		
Lot 3068 to Lot 3070 on SP180215		

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Lot 3071 to Lot 3074 on SP180228		
Lot 3075 to Lot 3078 on SP180255		
Lot 3079 to Lot 3084 on SP189541		
Lot 3085 to Lot 3090 on SP189546		
Lot 3091 to Lot 3093 on SP189545		
Lot 3094 to Lot 3096 on SP189544		
Lot 3097 to Lot 3100 on SP189543		
Lot 3101 to Lot 3104 on SP189531		
Lot 3105 to Lot 3106 on SP180243		
Lot 3107 to Lot 3109 on SP180228		
Lot 3110 to Lot 3113 on SP180215		

SCHEDULE E DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY

Lot on Plan	Exclusive Use of Common Property	Purpose
Lot 3001 on SP175795	Area 3001 on sketch marked Diagram "A" Sheet 1	Courtyard
Lot 3002 on SP175795	Area 3002 on sketch marked Diagram "A" Sheet 1	Courtyard
Lot 3003 on SP175795	Area 3003 on sketch marked Diagram "A" Sheet 1	Courtyard
Lot 3004 on SP175795	Area 3004 on sketch marked Diagram "A" Sheet 1	Courtyard
Lot 3005 on SP175795	Area 3005 on sketch marked Diagram "A" Sheet 1	Courtyard
Lot 3006 on SP175795	Area 3006 on sketch marked Diagram "A" Sheet 1	Courtyard
Lot 3007 on SP175795	Area 3007 on sketch marked Diagram "A" Sheet 1	Courtyard
Lot 3008 on SP175795	Area 3008 on sketch marked Diagram "A" Sheet 1	Courtyard
Lot 3009 on SP180257	Area 3009 on sketch marked Diagram "G"	Courtyard
Lot 3010 on SP180257	Area 3010 on sketch marked Diagram "G"	Courtyard
Lot 3011 on SP180257	Area 3011 on sketch marked Diagram "G"	Courtyard
Lot 3012 on SP180257	Area 3012 on sketch marked Diagram "G"	Courtyard
Lot 3013 on SP180257	Area 3013 on sketch marked Diagram "G"	Courtyard
Lot 3014 on SP180257	Area 3014 on sketch marked Diagram "G"	Courtyard
Lot 3015 on SP180257	Area 3015 on sketch marked Diagram "G"	Courtyard
Lot 3028 on SP175795	Area 3028 on sketch marked Diagram "A" Sheet 2	Courtyard
Lot 3029 on SP175795	Area 3029 on sketch marked Diagram "A" Sheet 2	Courtyard
Lot 3030 on SP175795	Area 3030 on sketch marked Diagram "A" Sheet 2	Courtyard
Lot 3031 on SP175795	Area 3031 on sketch marked Diagram "A" Sheet 2	Courtyard
Lot 3032 on SP175795	Area 3032 on sketch marked Diagram "A" Sheet 2	Courtyard
Lot 3033 on SP175795	Area 3033 on sketch marked Diagram "A" Sheet 2	Courtyard
Lot 3034 on SP175795	Area 3034 on sketch marked Diagram "A" Sheet 2	Courtyard
Lot 3035 on SP175795	Area 3035 on sketch marked Diagram "A" Sheet 2	Courtyard
Lot 3052 on SP189525	Area 3052 on sketch marked Diagram "H"	Courtyard
Lot 3053 on SP189525	Area 3052 on sketch marked Diagram "H"	Courtyard
Lot 3056 on SP189525	Area 3056 on sketch marked Diagram "H"	Courtyard
Lot 3057 on SP189525	Area 3057 on sketch marked Diagram "H"	Courtyard
Lot 3060 on SP180251	Area 3060 on sketch marked Diagram "E"	Courtyard
Lot 3061 on SP180251	Area 3061 on sketch marked Diagram "E"	Courtyard
Lot 3064 on SP180251	Area 3064 on sketch marked Diagram "E"	Courtyard
Lot 3065 on SP180251	Area 3065 on sketch marked Diagram "E"	Courtyard
Lot 3068 on SP180215	Area 3068 on sketch marked Diagram "B" Sheet 1	Courtyard
Lot 3069 on SP180215	Area 3069 on sketch marked Diagram "B" Sheet 1	Courtyard
Lot 3070 on SP180215	Area 3070 on sketch marked Diagram "B" Sheet 1	Courtyard
Lot 3071 on SP180228	Area 3071 on sketch marked Diagram "C"	Courtyard
Lot 3072 on SP180228	Area 3072 on sketch marked Diagram "C"	Courtyard
Lot 3073 on SP180228	Area 3073 on sketch marked Diagram "C"	Courtyard
Lot 3074 on SP180228	Area 3074 on sketch marked Diagram "C"	Courtyard
Lot 3075 on SP180255	Area 3075 on sketch marked Diagram "F"	Courtyard
Lot 3076 on SP180255	Area 3076 on sketch marked Diagram "F"	Courtyard
Lot 3077 on SP180255	Area 3077 on sketch marked Diagram "F"	Courtyard
Lot 3078 on SP180255	Area 3078 on sketch marked Diagram "F"	Courtyard
Lot 3079 on SP189541	Area 3079 on sketch marked Diagram "J"	Courtyard
Lot 3080 on SP189541	Area 3080 on sketch marked Diagram "J"	Courtyard
Lot 3081 on SP189541	Area 3081 on sketch marked Diagram "J"	Courtyard
Lot 3082 on SP189541	Area 3082 on sketch marked Diagram "J"	Courtyard
Lot 3083 on SP189541	Area 3083 on sketch marked Diagram "J"	Courtyard
Lot 3085 on SP189546	Area 3085 on sketch marked Diagram "N"	Courtyard

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Lot 3086 on SP189546	Area 3086 on sketch marked Diagram "N"	Courtyard
Lot 3087 on SP189546	Area 3087 on sketch marked Diagram "N"	Courtyard
Lot 3088 on SP189546	Area 3088 on sketch marked Diagram "N"	Courtyard
Lot 3089 on SP189546	Area 3089 on sketch marked Diagram "N"	Courtyard
Lot 3091 on SP189545	Area 3091 on sketch marked Diagram "M"	Courtyard
Lot 3092 on SP189545	Area 3092 on sketch marked Diagram "M"	Courtyard
Lot 3093 on SP189545	Area 3093 on sketch marked Diagram "M"	Courtyard
Lot 3094 on SP189544	Area 3094 on sketch marked Diagram "L"	Courtyard
Lot 3095 on SP189544	Area 3095 on sketch marked Diagram "L"	Courtyard
Lot 3096 on SP189544	Area 3096 on sketch marked Diagram "L"	Courtyard
Lot 3097 on SP189543	Area 3097 on sketch marked Diagram "K"	Courtyard
Lot 3098 on SP189543	Area 3098 on sketch marked Diagram "K"	Courtyard
Lot 3099 on SP189543	Area 3099 on sketch marked Diagram "K"	Courtyard
Lot 3100 on SP189543	Area 3100 on sketch marked Diagram "K"	Courtyard
Lot 3101 on SP189531	Area 3101 on sketch marked Diagram "I"	Courtyard
Lot 3102 on SP189531	Area 3102 on sketch marked Diagram "I"	Courtyard
Lot 3103 on SP189531	Area 3103 on sketch marked Diagram "I"	Courtyard
Lot 3104 on SP189531	Area 3104 on sketch marked Diagram "I"	Courtyard
Lot 3105 on SP180243	Area 3105 on sketch marked Diagram "D"	Courtyard
Lot 3106 on SP180243	Area 3106 on sketch marked Diagram "D"	Courtyard
Lot 3107 on SP180228	Area 3107 on sketch marked Diagram "C"	Courtyard
Lot 3108 on SP180228	Area 3108 on sketch marked Diagram "C"	Courtyard
Lot 3109 on SP180228	Area 3109 on sketch marked Diagram "C"	Courtyard
Lot 3110 on SP180215	Area 3110 on sketch marked Diagram "B" Sheet 2	Courtyard
Lot 3111 on SP180215	Area 3111 on sketch marked Diagram "B" Sheet 2	Courtyard
Lot 3112 on SP180215	Area 3112 on sketch marked Diagram "B" Sheet 2	Courtyard
Lot 3113 on SP180215	Area 3113 on sketch marked Diagram "B" Sheet 2	Courtyard