



56 Jackson Drive, Drouin Vic 3818
Owners Corporation PS 641855N
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JVCC General Rules Policy

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Purpose

The purpose of this policy is to ensure that all users of the Jackson's View Country Club (JVCC) are able to utilise the facilities of the JVCC in a manner suitable for their own safety and to protect the well-being of all Lot owners, JVCC property, its assets and the community from harm caused as a result of inappropriate uses or actions.

Specifically, it outlines and supplements the registered rules (with Land Victoria) of the Owners Corporation Common Property.

Definition

For the purpose of this policy the following definitions apply:-

- "JVCC" is defined as the Jackson's View Country Club, 56 Jackson Drive Drouin
- "JVOCC" is defined as the Jackson's View Owners Corporation Committee.
- "Lot owner" is defined as a financial member of the Jackson's View Owners Corporation whose fees are up to date.
- "Tenant" is defined as a resident of a property owned by a Lot Owner who has a valid lease agreement with the Lot Owner and has exclusive occupation of the leased property.
- "Club Administrator" is defined as Jackson's View Country Club Administrator.
- "Guest" is defined as a friend, relative or associate of a Lot Owner

Policy

Neither the JVCC, the Jackson's View Owners Corporation (JVOC), nor its staff & management will be held responsible, nor liable, for any injury caused to persons, or any damage to the Jackson's View Country Club premises (inside and outside), caused by any person inappropriately utilising the facilities of the Country Club.

The implementation of this policy by the JVOCC on behalf of the JVOC assumes that any "Guest/s" utilising the Country Club facilities does so on the basis that any damage or injury caused as a result of their behaviour or method of use will be the responsibility of the Lot Owner/Tenant.

Despite adherence to this policy, if any Guest/s is injured or causes damage to equipment or the structure itself, the Lot Owner/Tenant **HEREBY RELEASES** the Owners Corporation 641855N and Jackson's View Country Club Staff, **AND FURTHERMORE HEREBY COVENANT** the Owners Corporation 641855N and Jackson's View Country Club Staff to keep it indemnified from any damage or loss caused as a result of accessing the club.

The Lot Owner/Tenant implicitly agrees to replace or repair the damage caused by their Guest/s to equipment or the structure, with costs to be determined by the Owners Corporation 641855N and Jackson's View Country Club Staff. Access to JVCC may also be withdrawn.

General rules

The JVOCC wish to bring to your attention certain rules of importance.

A copy of the full set of registered rules can be supplied upon request.

Recreational Facility

- A Lot Owner or Tenant must not use the facility, or permit the facility to be used, or do anything so as to cause a hazard to the health, safety and/or security of any persons who enter the facility.

- **FOR SAFETY/ HEALTH REASONS:**

Bicycles, scooters, skateboards or similar are NOT permitted to be brought onto the premises.

Footwear must be worn in the Country Club at all times, with the exception of the wet areas. (Refer to Wet Area Policy).

- A Lot Owner or Tenant must not allow any pet or animal to be brought into the premises unless they are a genuinely documented Assistance Animal.
- Verbal or physical abuse or antisocial behaviour will **NOT** be tolerated. Patrons may be asked to leave the Country Club and be subject to a breach.
- The Owners Corporation may take whatever reasonable measures are necessary to ensure the health, safety and/or security of Lot Owners/Tenants and all persons who are entitled to use the Common Property is not compromised.
- A Lot Owner, Tenant or their Guest/s must not unreasonably create or permit to be unreasonably created any noise in the facility which is likely to interfere with peaceful enjoyment of any other person entitled to use the facility, or surrounding neighbours.
- A Lot Owner or Tenant **must not** permit any child under the age of 14 years (over whom the Lot Owner or Tenant has control), **to remain unaccompanied** by a responsible ADULT on any part of the recreational facility from where they can access a pool or any other area of possible danger or hazard.
- A Lot Owner or Tenant must not use or interfere or tamper with any fire equipment in the facility except in the case of an emergency.

- No person without proper authority from the JVOCC, must operate, adjust or interfere with the operation of any equipment associated with the spa or swimming pool or add any chemical or other substance to the spa or swimming pool.
- No person without proper authority from the JVOCC, must interfere or adjust the auto settings or timers on the airconditioners or heaters (including spa heater).
- All furniture items (eg under verandah tables and chairs) must be returned to their proper place.
- No furniture from the facility is to be moved to any other area (eg into the pool/spa enclosure)
- All members and their Guest/s must clean up their dishes, glasses etc., wipe and dry all benches, tables and any other fixtures or fittings that have been used - **leaving the facility in a tidy state for others.**
- All bottles, cans or rubbish must be disposed of and either taken home for disposal OR placed into the appropriate garbage or recycle bins.
- Any unconsumed alcohol must be removed from the premises on leaving the building.
- All external doors should remain closed after entry or exit to ensure climate control and security is maintained.
- No AC powered devices or electronic equipment is to be brought into the facility without prior approval of the Jackson's View Country Club Administrator.
- Equipment, furniture and the facility as a whole are to be treated with care and respect.
- Any wilful damage to the premises, equipment or furniture will result in breach penalties being applied.
- A Lot Owner or Tenant is not permitted to conduct a business from the Jackson's View Country Club.
- **Smoking is not permitted anywhere in or around the facility.**
- **Any person using the facility must obey any lawful direction given to them by the Club Administrator or a Member of the JVOCC.**
- Access to Jackson's View Country Club may be withdrawn if a Member or their Guest/s fail to comply with these rules of use.

Use of Barbeque Facilities

- Persons below the age of 16 may not under any circumstances operate the cooking apparatus.
- Persons over the age of 16 and not yet 18 may only operate the cooking apparatus under the supervision of a Lot owner or Tenant who is over the age of 18 years.
- If the cooking facilities are in use, those persons already using them will make reasonable efforts to accommodate their use by those who arrive later, on a shared basis if reasonably practicable, but otherwise as soon as practicable.
- All cooking facilities must be cleaned appropriately after use.

Document Control

Version	Comments	Date
0.1	Created by JF	13/09/2017
0.2	Feedback from GM	29/09/2017
1.0	Approved by Committee	18/10/2017
1.1	Added reference to footwear and bicycles etc	14/11/2017
1.2	Minor literal adjustments and added assistance animals	12/07/2023

Document Approval

Date	Approved by
18/10/2017	Email approval from Owners Corporation Committee
15/11/2017	Email approval from Owners Corporation Committee
12/07/2023	Email approval from JVOCC