

BY-LAWS

THE MANAGEMENT CORPORATION STRATA TITLE PLAN NO. 3322 THE SEAVIEW

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PART A – INTRODUCTION

This book contains By-laws and essential information to promote harmonious living, protect occupants¹ from annoyance and preserve the reputation and prestige of **The SeaView**.

The full authority and responsibility for the enforcement of these By-laws lie with the Management² and the Management Corporation reserves the right to amend the By-laws from time to time when necessary.

All occupants and invitees at **The SeaView** shall be bound by the By-laws. The occupants shall be responsible for the behaviour/acts of their invitees and any of their personnel³ in relation to them.

¹ Occupants include owners, tenants, lawful servants, licenses and invitees who lawfully reside at The Sea View.

² Management refers to the Management Corporation or its Managing Agent.

³ Any other personnel include contractors, delivery men, servicemen or any other person who enter the building at the request or with the permission of the occupant.

SITE PLAN



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|--|---|--|---|--|
| <p>A MAIN ENTRANCE & EXIT
Water Feature
Guard House
Ingress & Egress of
Basement Carpark</p> <p>B ENTRANCE PAVILION</p> <p>C ECO POND</p> <p>D WAITING LOUNGE
Management Office
Lift to Basement Carpark</p> | <p>E CLUB HOUSE
Function Rooms
Recreation Rooms
Pantry</p> <p>F MANICURED LAWN</p> <p>G LEISURE POOLS</p> <p>H JACUZZI</p> <p>I 50M LAP POOL</p> | <p>J CHILDREN'S POOL</p> <p>K CHILDREN'S FUN JET POOL</p> <p>L CHILDREN'S AMPHITHEATRE</p> <p>M CHILDREN'S PLAYGROUND</p> <p>N GYMNASIUM</p> <p>O ADVENTURE CORNER</p> | <p>P ZEN ALCOVE</p> <p>Q READING SANCTUARY</p> <p>R 2 BBQ PAVILIONS</p> <p>S JOGGING TRAIL WITH
FITNESS STATIONS</p> <p>T CHANGING ROOMS</p> <p>U 2 TENNIS COURTS</p> | <p>V TENNIS CLUB</p> <p>W BASKETBALL HALF COURT</p> <p>X 2 RESIDENTS' ACCESS GATES</p> <p>Y SIDE INGRESS & EGRESS OF
BASEMENT CARPARK</p> <p>Z ENTRY COURTYARD TO LOBBY</p> |
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PART B – GENERAL

1. SAFETY

Owners/Residents must ensure that their contractors at all times observe and comply with all relevant legislations and regulations, and take steps to ensure the safety and health of all persons within their residence.

2. RENOVATION / BULK DELIVERY / HOUSE REMOVAL

1. Renovation

- 1.1 Owners/Residents shall not under any circumstances, carry out any work which may affect the external facade of the building, including the affixing or erecting of any shades, blinds, exhaust-fans, air-conditioners, condensing units, grilles and awnings, or make any additions or alterations to the windows, balconies or exterior openings or external parts of the building.
- 1.2 Façade shall include windows in the residence, common areas, open areas and all other visible parts of the building, which constitute or form part of the external appearance of the building.
- 1.3 Owners/Residents shall not install any television or radio antenna on the roof-top or on any external part of the building without the prior written approval of the Management.
- 1.4 Owners/Residents shall not erect any additional structures or make any alterations in their residence without prior written approval of the Management.
- 1.5 The Management shall have the authority to demolish or remove such unauthorized additions or alterations, by giving 7 days written notice to the Owners/Residents concerned, requesting them to demolish or remove the same.
- 1.6 All costs and expenses incurred in respect of such demolition or removal shall be borne by the Owners/Residents, who shall fully indemnify the Management against all such costs and expenses and against all loss or damage in respect of such demolition or removal including legal cost incurred by the Management on a solicitor and client basis.
- 1.7 Owners /Residents and their appointed contractors must inform the Management of their work schedules prior to commencement of work.
- 1.8 All renovation works shall be confined to the boundaries of the residence. Hacking of structural walls, slabs, columns or beams are strictly prohibited. Owners/Residents shall indemnify the Management for any damage caused as a result of their act(s) whether intentional or otherwise.
- 1.9 All necessary precautions shall be taken against damage to floor and gully traps in the wet areas (i.e. bathrooms, kitchen, service yard, balcony) to avoid any subsequent water seepage/choke to the lower floor residence. The Owners/Residents concerned shall make good all damage at their own cost and will be responsible for any claims from Owners/Residents of affected residence.

- 1.10 Any renovation work which involves the floor/wall finishes to wet areas will void the waterproofing warranty of the residence.
- 1.11 Owners/Residents shall allow the Management to access into their residence during renovation to ensure that no unauthorized work is being carried out.
- 1.12 Owners/Residents are not allowed to tap water/electricity supply from common areas.

2. Bulk Delivery / House Removal

- 2.1 Owners/Residents shall obtain prior written approval from the Management for carrying out works beyond the approved hours.
- 2.2 Packing and crating materials must be disposed and removed from **The SeaView** on the same day that they are brought in.
- 2.3 Truck is not allowed to park overnight in **The SeaView**.
- 2.4 Owners/Residents shall ensure that their contractors observe the height limit of the basement car park in order for their vehicles to drive through. Vehicles that exceed the height limit will be denied entry into **The SeaView**.

3. Application for Approval

- 3.1 Prior to the commencement of renovation works or bulk delivery/house removal, Owners/Residents shall submit such requests to the Management at least 7 days in advance for approval, on the prescribed application form obtained from the Management Office.
- 3.2 For application of renovation work, copies of all relevant plans and approvals from the Qualified Persons or project consultants and relevant authorities, where applicable, must be submitted together with the application form.
- 3.3 Work is not to be carried out until written approval from the Management is obtained. Such approval from the Management does not constitute an approval of the Building Authorities.
- 3.4 Owners/Residents and their appointed contractors shall undertake to abide by and be subjected to all terms and conditions stipulated in the application form.
- 3.5 The Management reserves the right to refuse entry to any contractor if the application is not submitted properly and duly approved.
- 3.6 The Management, in its absolute discretion, reserves the right to reject any application and revoke any approval granted. The Management shall not be

liable for any damages arising from rejection of the application or revocation of the said approval.

4. Deposit

- 4.1 A sum of **S\$1,000.00** shall be paid as deposit upon application for renovation or bulk delivery/house removal for the residence.
- 4.2 Such deposit, free of interest, will be refunded to the Owners/Residents when the Management is satisfied that the Owners/Residents or their appointed contractors have not damaged any part of the common areas or left debris/items in the building for which the Management would have incurred cost to rectify / dispose.
- 4.3 A joint inspection with the Management's representative is required after completion of renovation or bulk delivery/house removal.
- 4.4 The Management reserves the right to make good any damage, deduct the rectification costs from the deposit and recover any remaining costs from the Owners / Residents.

5. Working Hours

- 5.1 Working hours for approved renovation works:
Mondays to Fridays: 9:00 a.m. to 5:00 p.m.
Saturdays: 9:00 a.m. to 12:00 p.m.
Renovation work is not allowed on Sundays and Public Holidays.
- 5.2 Working hours for Bulk Delivery & House Removal only
9:00 a.m. to 6:00 p.m. daily (includes weekends and Public Holiday).
[Special Resolution passed at the 7th Annual General Meeting held on 29thDecember 2015 adopted as amendment and additional By-law.]
- 5.3 The Management reserves the right to stop any works which interfere with the quiet and peaceful enjoyment of the Owners / Residents.

6. Security

- 6.1 All workers of the appointed contractors must report daily at the security checkpoint to obtain identification passes for access into **The SeaView** and must wear their passes at all times whilst in **The SeaView**. The Management reserves the right to refuse entry to any unknown person who cannot be verified.
- 6.2 Security personnel have the right to query any person found without a pass.
- 6.3 Owners / Residents shall be responsible for the good conduct and behavior of

all workers of their appointed contractors and listed sub-contractors.

- 6.4 Worker is not allowed to loiter in **The SeaView** other than to carry out the required work in the designated work area.
- 6.5 Any worker who failed to comply with the security procedures will be removed from **The SeaView** and barred from future entry.

7. Lift / Staircase

- 7.1 Only designated lifts and staircases are to be used by the appointed contractors.
- 7.2 The contractors have to exercise due care and ensure that adequate measures are taken to protect the common property during their course of work.
- 7.3 Owners/Residents must ensure that their appointed contractors provide adequate protection to the lift walls and flooring when transporting building materials, furniture and/or any items to and from the residence.

8. Cleanliness

- 8.1 Materials, tools and equipment are not to be placed in the common areas.
- 8.2 Owners/Residents must ensure that their appointed contractors/sub-contractors maintain cleanliness in the common areas. Any area dirtied by their contractors/sub-contractors must be cleaned immediately to the satisfaction of the Management.
- 8.3 All debris must be removed from site daily. Failing which, the Management reserves the right to remove them and charge the cost of disposal to the Owners/Residents concerned.

3. COMMON AREAS

1. The external façade of the building shall present a uniform appearance. As such, Owners/Residents are strictly not allowed to have projections extended through any doors, window openings or any erection by the windows that will affect the external façade of the building.

The Management shall have the right and authority to demolish or remove all such unauthorized additions, alterations, structures or any part thereof after 7 days written notice is given to the Owners/Residents to remove the same. All costs and expenses incurred including legal fees on a solicitor and client basis in respect of such removal or demolition shall be borne by the Owners/Residents concerned.

2. Corridors, passages, lobbies and stairways must not be obstructed at any time or used for any purpose other than their designated use.
3. Personal property shall not be placed on or stored in the common areas. The Management shall not accept any liabilities, whatsoever for loss/damage to any property left at the common areas. It reserves the right to remove any items left at the common areas.
4. Potted plants or any items are not allowed to be placed on or near the perimeter of the residence that can fall and cause injury to person and/or damage to property.

All potted plants shall be placed in containers/plates to prevent dripping of water or soil onto other residence or common areas. Such containers/plates used are to be drained daily to prevent breeding of mosquitoes.

5. Care shall be taken when cleaning areas adjoining external walls to prevent water running down the exterior of the building or into other residence.
6. Owners/Residents and their invitees shall not damage the landscape, grass, footpaths, or any part of the common areas.
7. All furniture and equipment placed or installed in the common areas are provided for the safety, comfort and convenience of all Owners/Residents. Therefore, they shall not be damaged or removed without the permission of the Management.

Owners/Residents or their servants, agents, licensees or invitees who are responsible for such damage to the common areas shall make good the damages to the satisfaction of the Management.

The Management will assess any damage caused to the common property and all costs of repairs and/or replacement of broken or damaged parts shall be borne by the person(s) responsible.

8. In the event of power failure, fire or other emergencies, occupants must not use the lifts but the stairways to vacate the building.
9. Smoking in air-conditioned enclosures such as lift, lobby and gymnasium is strictly prohibited.
10. The Management shall not be responsible for any injuries, accidents or loss incurred by the Owners / Residents, their servants, agents, licensees or invitees in any part of the building.
11. Owners / Residents and their invitees shall be adequately clothed and shall not use language or behave in a manner likely to disrupt or to cause offence or embarrassment to others or any person lawfully using the common property.
12. Owners / Residents and their invitees are not allowed to remove from its original position at the common property any furniture and equipment belonging to the Management.
13. The Management reserves the right to impose an administrative fee of \$200.00 and prevailing GST or any amount that may be decided by the Management from time to time on the defaulting owners / residents and their invitees to enforce the performance or restrain the breach of any these by-laws and/or recover damages for the loss resulting from any infringement.
14. The Management reserves the right to further bar any defaulting owners / residents from using any recreational facilities for a period of time not exceeding 6 months from the date of the infringement.

4. OCCUPANCY

1. A residence shall only be used for residential purpose and not for business or any other purpose unless approved in writing by the Management and prior to submission to the relevant authority.
2. Owners/Residents without the written consent from the Management must not carry out any alterations or install any fittings or fixtures that deviate from approved plans and specifications. Owners/Residents will be responsible for fines or penalties imposed by authorities for unauthorized additions and/or alterations found within their residence.
3. Owners/Residents shall upon notice given by the Management, immediately remove at their own expense, any unauthorized structure, equipment and/or property placed in the common areas.
4. Owners/Residents or their appointed agents shall be responsible for the conduct of their tenants or invitees.
5. Owners/Residents shall be responsible for the conduct of their family members at all times. They must ensure that their behavior is neither offensive to other occupants nor causes damages to any part of the common property.
6. Owners/Residents shall not permit their children or invitees to play in the lifts, lift lobbies, stairways, roads, porches or in the front areas of the building. They shall also ensure that their children or invitees do not deface the walls of the common areas.
7. Ball playing, skate boarding, in-line skating or cycling are not permitted in any part of the common areas.
8. Owners/Residents shall at all times ensure that their social activities/games, volume of their radio, hi-fi equipment, TV sets, musical instrument and other equipment played will not cause disturbance or annoyance to other Owners/Residents.
9. Owners/Residents shall not hang or expose any clothes or articles at the balconies, common areas, windows and/or any external part of the residence that affect the general façade of the building.
10. Owners/Residents shall ensure that all air-con equipment, including pipes and hoses are properly maintained. All discharge pipes shall be directed to the nearest floor trap.

Any stains to the common property arising from poorly maintained air-con equipment shall be removed by the Management. Any costs and expenses incurred shall be recovered from the Owners/Residents concerned.

11. Household pets may be kept by the Owners/Residents provided they do not cause disturbance or nuisance to other Owners/Residents.

Any such pets causing nuisance or disturbance shall, upon notice given by the Management, be immediately and permanently removed from their residence.

All dogs must be kept on a leash and under the control of their owners at all times. Owners/Residents who own breeds of dogs such as Pit Bulls, German Shepherds, Dobermans, classified under Part I & II of The Schedule of the Animals & Birds (Dogs Licensing and Control) Rule, must ensure that these dogs are not only leashed but fitted with muzzles when they are outside their residence.

Owners/Residents must ensure that urine and faeces discharged by their pets are removed immediately and the soiled spot at the common area must also be cleaned. Failing which, administrative charges of \$50 plus GST will be imposed.

Owners/Residents shall reimburse the MCST for making good the damaged landscape caused by their pets.

(Adopted as additional By-laws pursuant to Section 32 (3) of the Building Maintenance and Strata Management Act 2004 as approved at the 5th Annual General Meeting held on 28th November 2013.)

12. Owners who are not residing in Singapore shall at their own cost appoint a local agent to represent their interest. Such Owners shall file the names, addresses and telephone numbers of their agents with the Management prior to allowing them access into The Sea View.
13. Owners who have tenanted out their residence are not permitted to use the facilities at **The SeaView** as their rights have been transferred to the tenant.
14. Owners/Residents are not allowed to use any employee of the Management for any business or private errand, The Management, security and maintenance staff of **The SeaView** are not authorized or allowed to accept delivery of packages, parcels etc. of any kind on behalf of the Owners/Residents.
15. Soliciting of goods and services, religious or political activities shall not be allowed.
16. Holding of the customary or traditional rites (e.g. funeral wakes) shall not be allowed.
17. Owners/Residents must facilitate and allow service contractors appointed by the Management to enter their residence for the purpose of servicing and maintenance of common areas.

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5. RESIDENT CARDS AND SUPPLEMENTARY CARDS

1. Each residence is entitled to the following number of Resident Cards at no charge (This is only applicable for first purchaser from the developer directly):

TYPE	No. of cards per residence
One-Bedroom:	2
Three/Four Bedroom:	4
Penthouse:	6

Subsequent addition or replacement of cards shall be subject to a non-refundable charge of S\$50.00 (excludes GST) per card.

2. Upon application, Resident Cards will be issued to Owners / Residents and tenants who reside at **The SeaView**. However, Owners who do not reside at **The SeaView** and have not tenanted out their residence can also apply.
3. Applicants must submit documentary proof of ownership / tenancy of the related residence.

For issuance of Resident Cards to tenants, a Letter of Authorization from the Owner of the residence and a copy of the Tenancy Agreement are to be submitted. The names of the tenants must be explicitly mentioned in the Letter and Tenancy Agreement.

For company owned or company tenanted properties, the letter must bear the registered company's members of the nominee who will be eligible for the Resident Cards.

4. Visitors on temporary stay are not eligible for any Resident Card. For use of Facilities, they must be accompanied by Owners / Residents who are residing at **The SeaView**.
5. Resident Cards will be issued to applicants aged 10 years and above.
6. Supplementary Cards will be issued to Owners'/Residents' employees such as domestic servants and chauffeurs at a non-refundable charge of S\$30.00 per card. Applications for the cards must be supported by a letter from the Owners/Residents indicating their proof of employment.

Such cards are for entering in **The SeaView** and for identification purpose. They do not permit the holders to use the recreational and communal facilities. These cards shall be returned to the Management for cancellation upon termination of the employee's services.

7. Resident Cards/Supplementary Cards are not transferable.
8. To replace a lost card, a letter declaring the loss of the card is required.

9. Resident Cards/Supplementary Cards will automatically be deemed null and void when the holder is no longer residing at The Sea View. All such cards must be returned to the Management for cancellation.

In the event that the Resident Cards are not returned, the new Owners/Residents will have to pay a charge of S\$50.00 per card in order for new ones to be issued.

6. RESIDENT PROXIMITY CARDS

1. Each resident is entitled to the following number of Resident Proximity Cards at no charge (This is applicable only to issuance of those cards in 2014):

Type	No. of Cards per Resident
One-Bedroom	2
Three- and Four-Bedroom	4
Penthouse	6

Subsequent addition or replacement of cards shall be subject to a non-refundable charge of S\$50.00 per card.

2. Owners/Residents are required to carry their Resident Proximity Cards for access to their respective blocks.
3. Care must be taken not to bend or expose their cards to sunlight for extended periods as this will affect the sensitivity of the cards.
4. Owners/Residents must report lost or damaged cards to the Management so that the cards can be invalidated in the system. A fee of \$50.00 per card will be charged for replacement of lost or damaged cards.
5. Owners must surrender their Combined Resident Proximity & Proximity Cards to the Management for cancellation when they sell their units.

In the case where the unit is leased out, the owners may retain only one proximity card (whereby the use of facilities for the said card is still denied). The non-refundable charge for each Combined Resident Proximity Card and Proximity Card is \$50 plus GST.

[Special Resolution passed at the 5th Annual General Meeting held on 28th November 2013 adopted as amendment and additional By-law]

6. In the event that the Resident Proximity Cards are not returned, the new Owners /Residents will have to pay a charge of \$50.00 per card in order for new ones to be issued.

7. CAR PARKING

1. The car park system in **The SeaView** operates similar to the ERP system.
2. Each residence shall, subject to the By-laws herein and documentary proof of residence at the estate and vehicle ownership or entitlement of use for a company registered vehicle, be entitled to park only one (1) vehicle in the car park.
3. Owners/Residents residing in **The SeaView** with more than one (1) vehicle shall, subject to the availability of excess parking lots, be eligible to apply for monthly season parking for their second and/or subsequent vehicles (up to a maximum of four vehicles, inclusive of their first vehicle). The Management reserves the right to impose the following parking fees, or any other amount that may be decided by the Management from time to time, and upon implementation, such fees shall apply and be payable by the owner/resident for the parking of their second and/ or subsequent vehicles within the car park of the estate:

Second (2 nd) Vehicle:	\$120.00 per month
Third (3 rd) Vehicle:	\$150.00 per month
Fourth (4 th) Vehicle:	\$200.00 per month

4. The Management reserves the right to determine the number of available excess parking lots for the parking of Owners'/Residents' second and/or subsequent vehicles.
5. The Management reserves the right to determine the method of processing all applications and the absolute discretion to grant approval or disapproval to any application from Owners/Residents for the parking of their second and/or subsequent vehicles.
6. Owners/Residents residing in **The SeaView** must register their vehicle(s) with the Management showing documentary proof of residence at the estate and vehicle ownership or entitlement of use for a company registered vehicle. Where applicable, copy of the tenancy agreement, vehicle registration card and/or authorization letter for use of company vehicle must be given to the Management for verification and record.
7. Upon registration, vehicle entry into the car park for Residents will be via reading of the vehicle's IU.
8. Parking privileges are not transferable.

9. Car park label, when issued, shall be displayed prominently on the top left (passenger side) portion of the front windscreen of the vehicle at all times whilst within **The SeaView** for easy identification by the security personnel. First issuance of car park labels will be free. Subsequent replacement of label for the same vehicle shall be subject to a charge of S\$5.00 per replacement or any other amount that may be decided by the Management from time to time.
10. Owners/Residents must notify the Management when there is a change of vehicle so that the IU number and/or car park label can be updated to allow entry of the new vehicle into the car park.
11. Owners must notify the Management when they sell or rent their residence so that their IU number will be invalidated in the system. The right to park in the car park will be transferred to the new Owners/Tenants.
12. Visitors' vehicles are only allowed to be parked at the designated visitors' car park lots or as directed by the security personnel.
13. All non-residents'/visitors' vehicles, including any non-registered vehicles belonging to residents or vehicles without valid car park label issued by the Management shall not be allowed to park in the estate overnight or daily between 12.00 midnight to 6.00 a.m. the following morning, without the approval of the Management Corporation.
14. Owners/Residents shall be responsible for the conduct of their visitors and shall ensure that they abide by the By-laws.
15. The Management reserves the right and may at its absolute discretion immobilize by use of wheel-clamps and/or remove by use of tow trucks, any unauthorized vehicles found parked within the estate or any vehicles found parked in an indiscriminate or inconsiderate manner within the estate.
16. The owner/driver of a vehicle that has been immobilized shall without dispute, pay to the Management an administration fee of S\$150.00 for the release of the wheel-clamp. The Management shall not be responsible for any loss or damage howsoever caused to the vehicle which has been wheel-clamped or the contents therein.
17. The owner/driver of a vehicle that has been removed shall without dispute, pay all charges incurred by the Management including any towing charges, incidental costs and expenses. The Management shall not be responsible for any loss or damage howsoever caused to the vehicle which has been removed or the contents therein.

18. Only vehicles used for passenger transportation are allowed to be parked in the car park.
19. Storage of loose furniture or repair works by Owners/Residents or their visitors are not allowed in the parking areas.
20. Washing of vehicles shall be carried out only at areas designated by the Management.
21. Tapping of electricity for vacuuming or using the fire hose reel for washing vehicles are not allowed.
22. Availability of car park lots is on a first-come-first-served basis. There shall be no reservation of lots.
23. All vehicles entering the estate shall abide by the By-Laws herein on car parking and any additional rules made thereon by the Management from time to time.
24. All vehicles parked in the building will be at the owner's risk. The Management shall not be held liable for any theft, damage or other misdemeanor caused to vehicles and/or their contents.

8. REFUSE DISPOSAL

1. Loose or wet kitchen waste must be sealed in plastic bags before disposal into the refuse chutes.
2. To prevent choking of the refuse chutes and for safety reasons, all bulky refuse, old newspapers, used paper cartons, unwanted clothing and breakable items such as glass bottles etc. must be properly tied up and placed near to the refuse chutes at Basement 1 for clearance by cleaners in the morning.
3. Owners/Residents shall arrange for unwanted furniture or other bulky items to be removed from The Sea View at their costs. They may, however, engage the service of the building's cleaning contractor at a fee.
4. Flammable items, wet cement and other adhesive materials are not to be disposed into the refuse chutes. Offenders of such acts shall be liable for the cost of repair or replacement to the refuse chute.
5. Owners/Residents shall not throw rubbish, rags or other refuse into sinks, lavatory cisterns, water pipes or soil pipes in the building or residence. They shall be liable for the cost of repair or replacement to the common property or other Owners'/Residents' property.

PART C – RECREATIONAL FACILITIES

1. SUMMARY OF RECREATIONAL FACILITIES

Facilities	Opening Hours	Fee	Maximum No. of Invitees Allowed Per Residence
Tennis Courts	<p>Peak Hours Mondays to Fridays – 6:00 p.m. to 10:00 p.m.</p> <p>Saturdays, Sundays & Public Holidays – 7:00 a.m. to 10:00 p.m.</p> <p>Off Peak Hours Mondays to Fridays – 7:00 a.m. to 6:00 p.m.</p>	N.A.	4
Basketball Half Court	<p>Daily 7:00 a.m. to 10:00 p.m.</p>	N.A.	4
Swimming Pools/ Children’s Pool/Jacuzzi	<p>Daily 7:00 a.m. to 10:00 p.m.</p>	N.A.	3
Gymnasium	<p>Peak Hours Mondays to Fridays – 6:00 a.m. to 9:00 a.m. 5:00 p.m. to 10:00 p.m.</p> <p>Saturdays, Sundays & Public Holidays – 6:00 a.m. to 10:00 p.m.</p> <p>Off Peak Hours Mondays to Fridays – 9:00 a.m. to 5:00 p.m.</p>	N.A.	<p>Peak Hours – 0</p> <p>Off Peak Hours – 2</p>
Function Rooms	<p>Daily Session 1 – 10:00 a.m. to 3:00 p.m.</p> <p>Session 2 – 4:00 p.m. to 10:00 p.m.</p>	Refundable deposit of S\$200.00 and Non- refundable fee of S\$20.00	30
Recreational Rooms	<p>Daily 10:00 a.m. to 10:00 p.m.</p>	N.A.	4
BBQ Pits	<p>Daily Session 1 – 9:00 a.m. to 3:00 p.m.</p> <p>Session 2 – 4:00 p.m. to 10:00 p.m.</p>	Refundable deposit of S\$150.00 and Non-refundable fee of S\$20.00	30

2. TENNIS COURTS

1. Opening Hours:
7:00 a.m. to 10:00 p.m. daily

Peak Hours:
Mondays to Fridays: 6:00 p.m. to 10:00 p.m.
Saturdays, Sundays & Public Holidays: 7:00 a.m. to 10:00 p.m.
2. Maximum booking per week:

Peak Hours: 1 session of 2-hour play

Off-Peak Hours: 2 sessions of 2-hour play
3. Strictly Owners/Residents with valid Resident Cards are permitted to book the court. Bookings will be accepted on a first-come first-served basis.
4. Owners/Residents are required to produce their Resident Cards when making bookings as well as before claiming the keys to the tennis court. Failure to do so may result in refusal of use of the Facility.
5. Bookings must be made in person or via telephone. For booking via telephone, a booking slip will be issued and the Owners/Residents must confirm the booking by returning the confirmation slip to the Management Office within 24 hours of receipt.
6. After Owners'/Residents' entitlement has been used up for the week, current booking of 1-hour per session is permitted 1 hour before playing time, subject to availability.
7. Advance booking are permitted up to 3 days, inclusive of the day of booking.
8. All bookings are not transferable.
9. Owners/Residents who are unable to turn up for their session of play must inform the Management 1 hour before playing time.
10. Booking will be treated as cancelled if it is not claimed within 10 minutes of the time booked. The court will be allocated to other Owners/Residents on a first-come first-served basis.
11. Owners/Residents who fail to turn up after 2 bookings and without making proper cancellation will be barred from making bookings for a period of 2 weeks commencing from the last booking.
12. Players are advised to leave the court during heavy rain and thunderstorm. In this event, Clauses 10 & 11 will not apply.

13. Each Owner/Resident is permitted to bring no more than 4 invitees at any one time.
14. Smoking, eating, drinking (except water) and any activities other than the designated game, are not permitted in the court.
15. All players must be in proper attire for the game. Shoes used must be of the non-marking type. Any players found not complying with these rules will be barred from the court.
16. Owners/Residents will not be permitted into any court without valid booking slips.
17. Owners/Residents must produce their Resident Cards and booking slips for verification before the security personnel switch on the lights for night play.
18. At least 1 of the Owners/Residents who booked the court must be present with their invitees throughout the use of the Facility. The Owner/Resident shall ensure that their invitees comply with the By-laws contained herein.
19. Owners/Residents will be held responsible for any damage caused by themselves or their invitees to the Facility. Any damage caused by the previous players must be reported to the Management immediately before commencement of the game. Failing which, they may be held responsible for such damage.
20. Players must vacate the court when their sessions of play end.
21. Only coaches accredited/sanctioned by the Management are allowed to conduct coaching lessons in the court.
22. Competitions with other condominiums, clubs, associations, etc. must be approved by the Management.
23. Pets are not allowed in the court.
24. The Management shall not be held responsible for any injuries, damage or loss sustained by Owners/Residents and their invitees, howsoever caused when using this Facility.

Additional By-Laws pursuant to Section 32 (3) of the Building Maintenance and Strata Management Act 2004 as approved at the 4th Annual General Meeting held on 3rd December 2012 to read as:

Special Resolutions

It was resolved and approved **by Special Resolutions** that the addition of the **By Laws for following facilities**

9.1.0 Tennis Facilities

9.1.1 All persons intending to offer services as tennis coaches or trainers within the premises of The SeaView must first be registered with the Management Corporation as an approved coach.

9.1.2 The Management Corporation shall examine whether an application for registration satisfies the requirements of The SeaView. If it appears to the Management Corporation that the requirements for registration are met, the Management Corporation shall accept the application, provided that an approved coach shall agree to be bound by

- (a) The By-laws of the Second Schedule of the Building Maintenance (Strata Management) Regulations 2005; and/or
- (b) Any Supplementary By-Laws passed by the Management Corporation; and/or
- (c) The rules and regulations promulgated by the Management Corporation to apply to such approved coaches,

as may be applicable from time to time.

9.1.3 Should any approved coach breach any of the By-Laws, rules or regulations as stated in Clause 9.1.2, the registration of such approved coach shall be withdrawn.

9.1.4 All decisions by the Management Corporation in relation to eligibility to register of an application for approved coach and/or continued eligibility of an approved coach shall be final and binding.

9.1.5 An application for registration of an approved coach shall be made to the Management Corporation. The application shall —

- (a) Contain a request for the registration of an approved coach;
- (b) State the name and address of the applicant;
- (c) List the services in relation to which the applicant seeks to register.

9.1.6 For the avoidance of doubt, residents and owners who intend to offer such services shall also be bound by the terms hereof.

- 9.1.7 All coaches must submit their monthly schedule one week in advance to avoid overcrowding of the facilities. Booking of the facilities must be done by residents and owners only, subject to the By-Laws. Coaching sessions shall be restricted to non-peak hours.
- 9.1.8 The Management Corporation reserves the right to cancel any lesson in the event of complaint or overcrowding.
- 9.1.9 Coaches are not allowed to bring guests into The SeaView. Coaching of non-residents is strictly **NOT allowed**.
- 9.1.10 The Security Guards and representatives of the Management Corporation are empowered to deny any access to the Tennis Courts facilities at any time.
- 9.1.11 No resident, owner or approved coach shall be allowed to publish or otherwise distribute marketing material of any form or to give out handouts or leaflets to promote tennis lessons.
- 9.1.12 All coaches shall undertake to indemnify and keep indemnified the Management Corporation from and against and all loss, damage or liability, whether criminal or civil, suffered and legal fees and costs incurred by the Management Corporation resulting from a breach by an approved coach.
- 9.1.13 All residents and owners who engage any approved coach acknowledge that they do so at their entire risk. The Management Corporation makes no representations or warranties as to the quality and/or fitness of any approved coach.

3. BASKETBALL HALF COURT

1. Opening Hours:
7:00 a.m. to 10:00 p.m. daily
2. Each season of play is 1 hour.
3. Strictly Owners/Residents with valid Resident Cards are permitted to book the court. Bookings will be accepted on a first-come-first-served basis.
4. Bookings may be made in person or via telephone. For booking via telephone, a booking slip will be issued and the Owners/Residents must confirm the booking by returning the confirmation slip to the Management Office within 24 hours of receipt.
5. Advance booking are permitted up to 3 days, inclusive of the day of booking.
6. All bookings are not transferable.
7. Owners/Residents who are unable to turn up for their session of play must inform the Management 1 hour before playing time.
8. Booking will be treated as cancelled if it is not claimed within 10 minutes of the time booked. The court will be allocated to other Owners/Residents on a first-come first-served basis.
9. Owners/Residents who fail to turn up after 2 bookings and without proper cancellation will be barred from making bookings for a period of 2 weeks commencing from the last booking.
10. Players are advised to leave the court during heavy rain and thunderstorm. In the event, Clause 8 & 9 will not apply.
11. Each Owner/Resident is permitted to bring no more than 4 invitees at any one time.
12. Smoking, eating, drinking (except water) and other activities other than the designated game, are not permitted in the court.
13. All players must be in proper attire for the game. Shoes used must be of the non-marking type. Any players found not complying with these rules will be barred from the court.
14. Owners/Residents will not be permitted into the court without valid booking slips.
15. Owners/Residents must produce their Resident Cards and booking slips for verification before the security personnel switch on the lights for night play.

16. At least 1 of the Owners/Residents from the residence who booked the court must be present with their invitees throughout the use of the Facility. The Owner/Resident shall ensure that their invitees comply with the By-laws contained herein.
17. Owners/Residents will be held responsible for any damage caused by themselves or their invitees. Any damage caused by the previous players must be reported to the Management immediately before the commencement of the game. Failing which, they may be held responsible for such damage.
18. Players must vacate the court when their sessions of play end.
19. Pets are not allowed in the court.
20. The Management shall not be held liable for any injuries, damage or loss sustained by Owners/Residents and their invitees, however caused when using this Facility.

4. SWIMMING POOLS, CHILDREN'S POOL AND JACUZZI

1. Opening Hours:
7:00 a.m. to 10:00 p.m. daily
(Except when the pools are under maintenance)
2. Only Owners/Residents and their invitees may use the pool. At least 1 of the Owners/Residents must be present with their invitees throughout the use of the Facilities. The Owner/Resident shall ensure that their invitees comply with the By-laws contained herein.
3. Each Owner/Resident is permitted to bring no more than 3 invitees at any one time.
4. There will be NO lifeguard in attendance. As such, all Owners/Residents and their invitees swim entirely at their own risk. The rules displayed by the pool side shall be observed and the onus is on the users to take necessary safety precautions while using the pool.
5. The life buoys are strictly for emergency use only. They MUST NOT be removed from the racks except for saving lives.
6. The followings are not allowed in the pool or in the immediate vicinity:
 - Noisy activities, rough or dangerous play
 - Snorkeling, scuba-diving, any diving masks, scuba-diving apparatus, inflatable and bulky toys or any items that may be obstructive and hazardous to other users
 - Cycling, Frisbee playing, roller/in-line skating, skateboarding and other similar activities
 - Consuming food, drinking and smoking within 2 meters from the edge of the swimming pool
 - Footwear
 - Pets
7. A person with infectious disease, bandages or open wounds shall not use the pool.
8. Children under the age of 12 must be accompanied by a supervising adult, who shall be responsible for the safety and proper behaviour of the children using the pool.
9. Portable audio equipment may be used at the pool area provided that no disturbance or annoyance is caused to other users and Owners/Residents. The Management reserves the right to authorize the removal of any of these equipment as it deems fit.
10. All swimmers must be in proper swimming attire and suitable cover-ups/bathrobes must be used while going to and away from the pool.

11. Showers must be taken and suntan lotion/oil must be removed from the body before entering the pool.
12. During heavy rain and thunderstorms, all swimmers must leave the pool immediately.
13. Reservation of the pool area for private functions is not allowed.
14. Only swimming coaches accredited/sanctioned by the Management are permitted to use the pool for coaching lessons. Coaching lessons are conducted for Owners /Residents only and strictly within the permitted sessions only:

Permitted Coaching Sessions:

Mondays to Fridays: 7:00 a.m. to 7:00 p.m.

Saturdays: 7:00 a.m. to 12:00 p.m.

Coaching is not allowed on Sundays & Public Holidays.

15. Coaching lessons conducted by each swimming coach shall be confined to a maximum of 5 students at any one time.
16. Competitions with other condominiums, associations, clubs, etc. must be approved by the Management.
17. The filtration plant and pump rooms of the pools are strictly out of bound.
18. The Management shall not be held responsible for any injuries, damage or loss sustained by Owners /Residents and their invitees, howsoever caused when using the pool and its Facilities.

Additional By-Laws pursuant to Section 32 (3) of the Building Maintenance and Strata Management Act 2004 as approved at the 4th Annual General Meeting held on 3rd December 2012 to read as:

Special Resolutions

It was resolved and approved **by Special Resolutions** that the addition of the **By Laws for following facilities**

9.3.0 Swimming Pool

- 9.3.1 All persons intending to offer services as swimming coaches or trainers within the premises of The Seaview must first be registered with the Management Corporation as an approved coach.
- 9.3.2 The Management Corporation shall examine whether an application for registration satisfies the requirements of The Seaview. If it appears to the Management Corporation that the requirements for registration are met, the Management Corporation shall accept the application, provided that an approved coach shall agree to be bound by
- (a) the By-Laws of the Second Schedule of the Building Maintenance (Strata Management) Regulations 2005; and/or
 - (b) any Supplementary By-Laws passed by the Management Corporation; and/or
 - (c) the rules and regulations promulgated by the Management Corporation to apply to such approved coaches as may be applicable from time to time.
- 9.3.3 Should any approved coach breach any of the By-Laws, rules or regulations as stated in Clause 9.3.2, the registration of such approved coach shall be withdrawn.
- 9.3.4 All decisions by the Management Corporation in relation to eligibility to register of an application for approved coach and/or continued eligibility of an approved coach shall be final and binding.
- 9.3.5 An application for registration of an approved coach shall be made to the Management Corporation. The application shall -
- (a) contain a request for the registration of an approved coach;
 - (b) state the name and address of the applicant;
 - (c) list the services in relation to which the applicant seeks to register
- 9.3.6 For the avoidance of doubt, residents and owners who intend to offer such services shall also be bound by the terms hereof.

- 9.3.7 All coaches must submit their monthly schedule one week in advance to avoid overcrowding of the facilities. Booking of the facilities must be done by residents and owners only, subject to the By-Laws. Coaching sessions shall be restricted to non-peak hours.
- 9.3.8 The Management Corporation reserves the right to cancel any lesson in the event of complaint or overcrowding.
- 9.3.9 Coaches are not allowed to bring guests into The SeaView. Coaching of non-residents is strictly **NOT allowed**.
- 9.3.10 The Security Guards and representatives of the Management Corporation are empowered to deny any access to the pool facilities at any time.
- 9.3.11 No resident, owner or approved coach shall be allowed to publish or otherwise distribute marketing material of any form or to give out handouts or leaflets to promote swimming lessons.
- 9.3.12 All coaches shall undertake to indemnify and keep indemnified the Management Corporation from and against and all loss, damage or liability, whether criminal or civil, suffered and legal fees and costs incurred by the Management Corporation resulting from a breach by an approved coach.
- 9.3.13 All residents and owners who engage any approved coach acknowledge that they do so at their entire risk. The Management Corporations makes no representations or warranties as to the quality and/or fitness of any approved coach.

5. GYMNASIUM

1. Opening Hours :
6:00 a.m. to 10:00 p.m. daily
[Special Resolution passed at the 5th Annual General Meeting held on 28th November 2013 to be adopted as amendment and additional By -law]

Peak Hours :
Mondays to Fridays: 6:00 a.m. to 9:00 a.m.; & 5:00 p.m. to 10:00 p.m.
Saturdays, Sundays & Public Holidays: 6:00 a.m. to 10:00 p.m.

Off Peak Hours :
Mondays to Fridays: 9:00 a.m. to 5:00 p.m.
2. Strictly Owners/Residents with valid Resident Cards are permitted to use the gymnasium.
3. Owners/Residents are required to produce their Resident Cards for verification by the security personnel while using the gymnasium. Failure to do so will result in refusal of use of the Facility.
4. Each Owner/Resident is permitted to bring no more than 2 invitees during Off Peak Hours. No invitee is permitted during Peak Hours.
5. At least 1 of the Owners/Residents must be present with their invitees throughout the use of the Facility. The Owner/Resident shall ensure that their invitees comply with the By-laws contained herein.
6. All users of the gymnasium shall read the instructions provided before using the equipment. Care must be exercised when using the equipment to avoid accident and damage.
7. Proper attire must be worn at all times. Bathing suits and street shoes are strictly prohibited.
8. Smoking, eating and drinking (except water) are strictly prohibited in the gymnasium.
9. Children under the age of 12 are not permitted in the gymnasium.
10. Owners/Residents will be responsible for any loss or damage caused by themselves or their invitees.
11. All users are requested to place the free weights back in their proper places after use.
12. Equipment shall not be shifted or removed from their positions, or moved out from gymnasium.

13. For hygiene purpose, all users are to wipe off their perspiration from the equipment immediately after use.
14. Users are encouraged to exhibit gracious social behaviour such as not hogging any equipment after use or creating excessive noise when using the equipment in the gymnasium.
15. Pets are not allowed in the gymnasium.
16. The Management shall not be held responsible for any injuries, damage or loss sustained by Owners/Residents and their invitees, howsoever caused when using this Facility.

Additional By-Laws pursuant to Section 32 (3) of the Building Maintenance and Strata Management Act 2004 as approved at the 4th Annual General Meeting of the Management Corporation Strata Title Plan No. 3322 held on 3rd December 2012 to read as:

Special Resolutions

It was resolved and approved **by Special Resolutions** that the addition of the **By Laws following facilities**

9.2.0 Gymnasium

- 9.2.1 All persons intending to offer services as fitness coaches or trainers within the premises of The SeaView must first be registered with the Management Corporation as an approved trainer.
- 9.2.2 The Management Corporation shall examine whether an application for registration satisfies the requirements of The SeaView. If it appears to the Management Corporation that the requirements for registration are met, the Management Corporation shall accept the application, provided that an approved trainer shall agree to be bound by:
- (a) the By-Laws of the Second Schedule of the Building Maintenance (Strata Management) Regulations 2005; and/or
 - (b) any Supplementary By-Laws passed by the Management Corporation; and/or
 - (c) the rules and regulations promulgated by the Management Corporation to apply to such approved coaches, as may be applicable from time to time.
- 9.2.3 Should any approved coach breach any of the By-Laws, rules or regulations as stated in Clause 9.2.2, the registration of such approved trainer shall be withdrawn
- 9.2.4 All decisions by the Management Corporation in relation to eligibility to register of an application for approved coach and/or continued eligibility of an approved trainer shall be final and binding.
- 9.2.5 An application for registration of an approved trainer shall be made to the Management Corporation. The application shall —
- (a) contain a request for the registration of an approved trainer;
 - (b) state the name and address of the applicant;
 - (c) list the services in relation to which the applicant seeks to register.
- 9.2.6 For the avoidance of doubt, residents and owners who intend to offer such services shall also be bound by the terms hereof.

- 9.2.7 All trainers must submit their monthly schedule one week in advance to avoid overcrowding of the facilities. Booking of the facilities must be done by residents and owners only, subject to the By-Laws. Training sessions shall be restricted to non-peak hours.
- 9.2.8 The Management Corporation reserves the right to cancel any lesson in the event of complaint or overcrowding.
- 9.2.9 Trainers are not allowed to bring guests into The SeaView. Coaching of non-residents is strictly **NOT allowed**.
- 9.2.10 The Security Guards and representatives of the Management Corporation are empowered to deny any access to the fitness facilities at any time.
- 9.2.11 No resident, owner or approved coach shall be allowed to publish or otherwise distribute marketing material of any form or to give out handouts or leaflets to promote fitness lessons.
- 9.2.12 All trainers shall undertake to indemnify and keep indemnified the Management Corporation from and against and all loss, damage or liability, whether criminal or civil, suffered and legal fees and costs incurred by the Management Corporation resulting from a breach by an approved trainer.
- 9.2.13 All residents and owners who engage any approved trainer acknowledge that they do so at their entire risk. The Management Corporations makes no representations or warranties as to the quality and/or fitness of any approved trainer.

6. PLAYGROUND

1. Children under the age of 8 must be accompanied by a supervising adult, who shall be responsible for the children's safety and proper behaviour.
2. Users are advised to leave the playground during heavy rain and thunderstorms.
3. Smoking, eating, drinking (except water) and pets are not allowed at the playground.
4. The Management shall not be held responsible for any injuries, damage or loss sustained by Owners/Residents and their invitees, howsoever caused when using this Facility.

7. FUNCTION ROOMS

1. Opening Hours :
Session 1 : 10:00 a.m. to 3:00 p.m. daily
Session 2 : 4:00 p.m. to 10:00 p.m. daily
2. Strictly Owners/Residents with valid Resident Cards are permitted to book the Function Rooms. Bookings will be accepted on a first-come first- served basis.
3. Owners/Residents are required to produce their Resident Cards when making the bookings as well as before the door to the Function Rooms can be opened by the security personnel. Failure to do so will result in refusal of use of the Facility.
4. Bookings must be made in person with a refundable deposit of S\$200.00 and a non-refundable fee of S\$20.00 per session per room for confirmation of booking. The deposit, free of interest, will be refunded on the condition that the Function Room is handed over in a clean and satisfactory condition as determined by the Management.

The cost of cleaning and additional charges, if any, will be deducted from the deposit and the balance will be refunded, free of interest, to the Owner/Resident who made the reservation. However, in the event that the cost of cleaning or repair exceeds the deposit, the Owner/Resident will have to pay the difference. Owners/Residents who fail to make such payment will be barred from bookings of other Facilities.
5. Cancellation of booking is permitted not less than 24 hours before the scheduled session and the deposit, free of interest, will be refunded accordingly.
6. To discourage frivolous bookings, Owners/Residents who fail to turn up after 2 bookings and without making proper cancellation will be barred from the use of the Facility during the next 2 months commencing from the last booking.
7. Each residence is entitled to book 1 Function Room per month. Each booking is only for 1 session.
8. Current booking of the Facility is permitted 24 hours before commencement of the sessions, subject to availability.
9. Advance bookings are permitted up to 1 month, inclusive of the day of booking.
10. All bookings are not transferable.
11. The number of invitees is limited to 30 and the guest lists to be given to the Management to facilitate security and traffic control.

12. Owners/Residents and their invitee under the age of 18 are not allowed to consume any form of alcoholic drinks at the Function Rooms.
13. At least 1 of the Owners/Residents who booked the Function Room must be present with their invitees throughout the use of the Facility. The Owner/Resident shall ensure that their invitees comply with the By-laws contained herein.
14. Smoking, littering, rough play and gambling are strictly prohibited in the Function Rooms.
15. All equipment and furniture hired for the purpose of the function are to be removed immediately after use. Failing which, the Management will arrange for disposal and the cost shall be borne by the Owners/Residents concerned.
16. Owners/Residents shall maintain the general cleanliness of the Function Rooms. All waste and refuse must be disposed properly in the plastic bags and placed in the bins provided.
17. Live band, mobile disco or hi-fi system are not permitted. The Management reserves the right to remove any equipment as it deems fit.
18. Only non-marking tapes are allowed to be used to put up decorations. All decorations must be removed immediately after the session. Owners/Residents shall bear the cost of repair if any tape marks, nail marks, etc. are found.
19. No cooking of any kind is allowed. Highly flammable equipment and portable burner are not permitted in the Function Rooms.
20. Pets are not allowed in the Function Rooms.
21. The Function Rooms are not to be used for any commercial, religious or political activities. The Management reserves the right to request such gatherings to be stopped as it deems fit.
22. The Management shall not be held liable for any injuries, damage or loss sustained by Owners/Residents or their invitees, howsoever caused when using the Function Rooms and their Facilities.

8. RECREATIONAL ROOMS

1. Opening Hours
10:00 a.m. to 10:00 p.m. daily
2. Strictly Owners/Residents with valid Resident Cards are permitted to book the Recreation Rooms.
3. Owners/Residents are required to produce their Resident Cards for verification by the security personnel while using the Recreation Rooms. Failure to do so will result in refusal of use of the Facility.
4. The use of the Recreation Rooms is on a first-come-first-served basis. Reservation is not allowed.
5. Only games approved by the Management are allowed in the Recreation Rooms.
6. Each Owner/Resident is permitted to bring no more than 4 invitees at any one time.
7. At least 1 of the Owners/Residents must be present with their invitees throughout the use of the Facility. The Owner/Resident shall ensure that their invitees comply with the By-laws contained herein.
8. Smoking, eating, drinking, littering, rough play and gambling are strictly prohibited in the Recreation Rooms.
9. The Recreation Rooms are not to be used for any commercial, religious or political activities. The Management reserves the right to request such gatherings to be stopped as it deems fit.
10. Pets are not allowed in the Recreation Rooms.
11. The Management shall not be held liable for any injuries, damage or loss sustained by Owners/Residents or their invitees, howsoever caused when using the Recreation Rooms and its Facilities.

9. BBQ PAVILIONS/PITS

1. Opening Hours :
Session 1 : 9:00 a.m. to 3:00 p.m. daily
Session 2 : 4:00 p.m. to 10:00 p.m. daily
2. Strictly Owners/Residents with valid Resident Cards are permitted to book the BBQ Pits. Bookings will be accepted on a first-come- first-served basis.
3. Owners/Residents are required to produce their Resident Cards when making bookings as well as before the door to the gas valve is opened by the security personnel. Failure to do so will result in refusal of use of the Facility.
4. Bookings must be made in person with a refundable deposit of S\$150.00 and a non-refundable fee of S\$20.00 per session per BBQ Pit for confirmation of booking. The deposit, free of interest, will be returned on the condition that the BBQ Pit is handed over in a clean and satisfactory condition as determined by the Management.
5. Cancellation of the booking is permitted not less than 24 hours before the scheduled session and the deposit, free of interest, will be refunded accordingly.
6. Each residence is entitled to book 1 BBQ Pit per month. Each booking is only for 1 session.
7. Owners/Residents are not allowed to book for both the BBQ Pits and Function Rooms on the same day.
8. Current booking of the BBQ Pit is permitted 24 hours before commencement of the sessions, subject to availability.
9. Advance booking are permitted up to 1 month, inclusive of the day of booking.
10. The number of invitees is limited to 30 and the guest list is to be given to the Management to facilitate security and traffic control.
11. Owners/Residents and their invitees under the age of 18 are not allowed to consume any form of alcoholic drinks at the BBQ Pits.
12. At least 1 of the Owners/Residents who booked the Facility must be present with their invitees throughout the use of the Facility. The Owner/Resident shall ensure that their invitees comply with the By-laws contained herein.
13. All bookings are not transferable.

14. All equipment and furniture hired for the purpose of the function are to be removed immediately after use. Failing which, the Management will arrange for disposal and the cost shall be borne by the Owners/Residents concerned.
15. Owners/Residents shall maintain the general cleanliness of the BBQ areas. All waste and refuse must be disposed properly in plastic bags before placing them in the bins provided.
16. Live band, mobile disco or hi-fi system is not permitted. The Management reserves the right to remove any equipment as it deems fit.
17. Setting up of tents or camping overnight is not permitted.
18. Highly flammable equipment and portable barbecue burners are not permitted at the BBQ areas.
19. The Management shall not be held liable for any injuries, damage or loss sustained by Owners/Residents or their invitees, howsoever caused when using the BBQ Pits and their Facilities.

10. JOGGING TRAIL AND FITNESS STATIONS

1. Owners/Residents should exercise care when using these Facilities.
2. Owners/Residents using the jogging trail and fitness stations early in the morning and late at night must ensure that no disturbance is caused to other Owners/Residents.
3. The Management shall not be held responsible for any injuries, damage or loss sustained by Owners/Residents and their invitees, howsoever caused when using these Facilities.

PART D – PRESCRIBED BY-LAWS [Extract from Building Maintenance (Strata Management) Regulations 2005, Second Schedule]

Noise

1. A subsidiary proprietor or an occupier of a lot shall not create any noise on a lot or the common property likely to interfere with the peaceful enjoyment of the subsidiary proprietor or occupier of another lot or of any person lawfully using the common property.

Vehicles

2. (1) A subsidiary proprietor or an occupier of a lot shall not —
 - (a) park or leave; or
 - (b) permit any invitees of the subsidiary proprietor or occupier to park or leave, any motor vehicle or other vehicle on the common property except with the prior written approval of the Management Corporation.
- (2) The Management Corporation shall not unreasonably withhold its approval to the parking or leaving of a motor vehicle or vehicle on the common property.

Obstruction of common property

3. (1) A subsidiary proprietor or an occupier of a lot shall not obstruct the lawful use of the common property by any person, except on a temporary and non-recurring basis.
- (2) If the Management Corporation has specified, by resolution, the manner in which furniture or large objects are to be transported through or on common property, a subsidiary proprietor shall not transport any furniture or large object through or on common property except in accordance with that resolution.

Damage to lawns, etc., on common property

4. A subsidiary proprietor or an occupier of a lot shall not, except with the prior written approval of the Management Corporation or as permitted by an exclusive use by-law made under section 33 of the Act for his benefit —
 - (a) damage any lawn, garden, tree, shrub, plant or flower being part of, or situated on, the common property; or
 - (b) use for his own purposes as a garden any portion of the common property.

Alteration or damage to common property

5. (1) A subsidiary proprietor or an occupier of a lot shall 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 except with the prior written approval of the Management Corporation.
- (2) An approval given by the Management Corporation under paragraph (1) shall not authorize any additions to the common property.
- (3) This by-law shall not prevent a subsidiary proprietor or an occupier of a lot, or a person authorized by such subsidiary proprietor or occupier from installing —
- (a) any locking or other safety device for protection of the subsidiary proprietor's or occupier's lot against intruders or to improve safety within that lot;
 - (b) any screen or other device to prevent entry of animals or insects on the lot;
 - (c) any structure or device to prevent harm to children; or
 - (d) any device used to affix decorative items to the internal surfaces of walls in the subsidiary proprietor's or occupier's lot.
- (4) Any such locking or safety device, screen, other device or structure must be installed in a competent and proper manner and must have an appearance, after it has been installed, in keeping with such guidelines as the Management Corporation may prescribe regarding such installations, and with the appearance of the rest of the building.
- (5) The subsidiary proprietor and occupier of a lot shall —
- (a) maintain and keep in a state of good and serviceable repair any installation or structure referred to in paragraph (3) notwithstanding that it forms part of the common property and services the lot; and
 - (b) repair any damage caused to any part of the common property by the installation or removal of any locking or safety device, screen, other device or structure referred to in paragraph (3) notwithstanding that it forms part of the common property and services the lot.

Behaviour of subsidiary proprietors and occupiers

6. A subsidiary proprietor or an occupier of a lot, when on a lot or the common property, shall be adequately clothed and shall not use language or behave in a manner likely to cause offence or embarrassment to the subsidiary proprietor or occupier of another lot or to any person lawfully using the common property.

Children playing on common property

7. A subsidiary proprietor or an occupier of a lot shall take all reasonable steps to ensure that any child, of whom he has control when playing upon the common property, shall not —
 - (a) cause any damage to the common property; or
 - (b) create any noise likely to interfere with the peaceful enjoyment of the subsidiary proprietor or occupier of another lot.

Behaviour of invitees

8. A subsidiary proprietor or an occupier of a lot shall take all reasonable steps to ensure that his invitees (including customers and staff) do not behave in a manner likely to interfere with the peaceful enjoyment of the subsidiary proprietor or occupier of another lot or of any person lawfully using the common property.

Depositing rubbish, etc., on common property

9. A subsidiary proprietor or an occupier of a lot shall not deposit or throw on the common property any rubbish, dirt, dust or other material or discarded item except with the prior written approval of the Management Corporation.

Drying of laundry

10. A subsidiary proprietor or an occupier of a lot shall not, except with the prior written approval of the Management Corporation, hang any washing, towel, bedding, clothing or other article on any part of the parcel in such a way as to be visible from outside the subdivided building, other than at areas designated for the purpose and there only for a reasonable period.

Cleaning windows

11. A subsidiary proprietor or an occupier of a lot shall keep clean all exterior surfaces of glass in windows and doors on the boundary of the lot which are not common property, unless —
 - (a) the Management Corporation resolves that it will keep the glass or specified part of the glass clean; or
 - (b) that glass or part of the glass cannot be accessed by the subsidiary proprietor or occupier of the lot safely or at all.

Storage of flammable materials

12. (1) A subsidiary proprietor or an occupier of a lot shall not, except with the prior written approval of the Management Corporation, use or store upon his lot or upon upon the common property any flammable chemical, liquid, gas or other flammable material.

- (2) This by-law shall not apply to chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.
- (3) Nothing in this by-law authorizes any subsidiary proprietor or occupier of a lot to use or store upon his lot or upon the common property any flammable chemical, liquid, gas or other flammable material in a manner that would contravene any relevant written law applicable to the use or storage of such substances or materials.

Refuse disposal

13. (1) A subsidiary proprietor or an occupier of a lot within a strata title plan that has chutes or shared receptacles for the disposal of refuse or for recyclable material or waste shall —
 - (a) ensure that before any refuse, recyclable material or waste is thrown into the chute or receptacle it is —
 - (i) in the case of refuse, securely wrapped in plastic bags or other similar materials; or
 - (ii) in the case of recyclable material or waste intended for recycling, separated and prepared in accordance with the applicable recycling guidelines; and
 - (b) not dispose of any large object into the chutes which may obstruct the free fall of refuse in the chutes.
- (2) A subsidiary proprietor or an occupier of a lot within a strata title plan that does not have any chute or shared receptacle for the disposal of refuse or for recyclable material or waste —
 - (a) shall maintain such receptacles within his lot, or on such part of the common property as may be authorized by the Management Corporation, in clean and dry condition and (except in the case of receptacles for recyclable material) adequately covered;
 - (b) shall ensure that before refuse, recyclable material or waste is placed in the receptacle it is securely wrapped or, in the case of tins or other containers, completely drained or, in the case of recyclable material or waste intended for recycling, separated and prepared in accordance with the applicable recycling guidelines;
 - (c) for the purpose of having the refuse collected, shall place the receptacle within an area designated for that purpose by the Management Corporation and at a time not more than one hour before the time at which refuse, recyclable material or waste is normally collected;
 - (d) when the refuse has been collected, shall promptly return the receptacle to his lot or other area referred to in sub-paragraph (a);
 - (e) shall not place anything in the receptacle of the subsidiary proprietor or occupier of any other lot except with the permission of that subsidiary proprietor or occupier; and

- (f) shall promptly remove anything which he or the refuse or recycling collector may have spilled from the receptacle and shall take such action as may be necessary to clean the area within which that thing was so spilled.
- (3) Nothing in this by-law requires any subsidiary proprietor or occupier of a lot to dispose of any chemical, biological, toxic or other hazardous waste in a manner that would contravene any relevant written law applicable to the disposal of such waste.

Keeping of animals

- 14. A subsidiary proprietor or an occupier of a lot shall not keep any animal upon his lot or the common property which may cause annoyance to the subsidiary proprietors or occupiers of other lots.

Duty to maintain lot

- 15. A subsidiary proprietor or an occupier of a lot shall maintain his lot including all sanitary fittings, water, gas, electrical and air-conditioning pipes and apparatus thereof in a good condition so as not to cause annoyance to the subsidiary proprietors or occupiers of other lots.

Lot not to be used for purpose injurious to building reputation

- 16. A subsidiary proprietor or an occupier of a lot shall not use his lot for any purpose (illegal or otherwise) which may be injurious to the reputation of the subdivided building.

Change in use of lot to be notified

- 17. A subsidiary proprietor or an occupier of a lot shall, without delay, notify the Management Corporation if the subsidiary proprietor or occupier changes the existing use of the lot.

Prevention of fire and other hazards

- 18. (1) A subsidiary proprietor or an occupier of a lot shall not do anything or permit any of his invitees to do anything on the lot or common property that is likely to affect the operation of fire safety devices in the parcel or to reduce the level of fire safety in the lots or common property.
- (2) A subsidiary proprietor or an occupier of a lot shall also not do anything or permit any of his invitees to do anything on the lot or common property that is likely to create a hazard or danger to the owner or occupier of another lot or any person lawfully using the common property.

- (3) Without prejudice to the generality of paragraph (2), a subsidiary proprietor or an occupier of a lot shall not place, put up or display any article or object on or by any window or on any balcony of, or outside, the lot in a manner which is likely to cause any damage to property or injury to life to any person lawfully using the common property.

Control on hours of operation and use of facilities

19. (1) The Management corporation may, by special resolution, make any of the following determinations if it considers the determination appropriate for the control, Management, administration, use or enjoyment of the common property, comprised in its strata title plan:
 - (a) that commercial or business activities may be conducted on the common property only during certain times;
 - (b) that facilities situated on the common property may be used only during certain times or on certain conditions.
- (2) Every subsidiary proprietor and occupier of a lot shall comply with a determination referred to in paragraph (1).

Provision of amenities or services

20. (1) The Management Corporation may, by special resolution, determine to enter into arrangements for the provision of all or any of the following amenities or services to one or more of the lots, or to the subsidiary proprietors or occupiers of one or more of the lots comprised in its strata title plan:
 - (a) security services;
 - (b) garbage disposal and recycling services;
 - (c) cleaning or domestic services;
 - (d) promotional services or advertising.
- (2) If a Management Corporation makes a resolution referred to in paragraph (1) to of a lot, the Management Corporation must indicate in the resolution the amount for which, or the conditions on which, it will provide the amenity or service.

Additional By-Laws pursuant to Section 32 (3) of the Building Maintenance and Strata Management Act 2004 as approved at the 2nd Annual General Meeting of the Management Corporation Strata Title Plan No. 3322 held on 29 August 2010 to read as:

- a) The number of council members shall be up to maximum of (14).
- b) All nominations for council members are to be made in writing, to reach the Secretary of the council not less than (7) clear days before the date of the General Meeting of the Management Corporation in which there is a council members' election.
- c) The nomination for each council candidate must be proposed and seconded by 2 qualified subsidiary proprietors who satisfy section 53 of the Building Maintenance and Strata Management Act.
- d) The council candidate must confirm in writing that he or she is prepared to stand for election as a council member and that he or she qualifies as a council member as set out under section 53 of the Building Maintenance and Strata Management Act, or that he or she will satisfy section 53(7) of the Building Maintenance and Strata Management Act.
- e) That the physical attendance of the council candidate at the general meeting is mandatory.
- f) The Chairman, Deputy Chairman, Secretary and Treasurer of the Council shall be appointed by the council members at their first council meeting after they assume office as such council members.

Additional By-Laws pursuant to Section 32 (3) of the Building Maintenance and Strata Management Act 2004 as approved at the 3rd Annual General Meeting of the Management Corporation Strata Title Plan No. 3322 held on 25th November 2011 to read as:

By-Law on Fire Safety

A Subsidiary Proprietor and/or occupier of a lot shall not cause any obstruction to the common property or do or omit to do any act which may breach the provisions of the Fire Safety Act (Chapter 109A) (hereinafter referred to as "the Act") or any other relevant provisions and laws, and/or subject the Management Corporation to prosecution and/or fine by the relevant authorities for such breach.

In the event that the Management Corporation is fined as a result, the defaulting subsidiary proprietor and/or occupier shall reimburse the Management Corporation for all fines, and costs incurred including the legal costs on a full indemnity basis.

A Subsidiary Proprietor and/or occupier shall not cause or allow to continue any fire hazards either by act, default or sufferance and shall abate all such fire hazards and do all such things as may be necessary to prevent a continuance or recurrence.

Where a fire hazard has occurred and the subsidiary proprietor and/or occupier fails to abate the fire hazard, the Management Corporation may carry out or cause to be carried out such work including the removal and disposal of any property causing the fire hazard as appears necessary to the Management Corporation and/or the Fire Safety Manager to abate the fire hazard and to prevent a recurrence thereof and shall recover all expenses incurred from the Subsidiary Proprietor and/or occupier concerned.

Any sums payable or recoverable from the Subsidiary Proprietor and/or occupier in respect of cost and expenses incurred by the Management Corporation in or about the abatement of any offence under the Act and not paid by the Subsidiary Proprietor and/or occupier within fourteen (14) days after such demand, the Management Corporation may apply to the court to recover and all legal costs incurred on a full indemnity basis shall be paid by the Subsidiary Proprietor and/or occupier concerned.

APPORTIONMENT OF PAYMENT

All payments made by subsidiary proprietors to the Management Corporation to be appropriated strictly in the following manner and the subsidiary proprietors shall have no rights to appropriate otherwise:

- (a) Firstly, in payment of interests charges,
- (b) Secondly, in payment of Goods and Services Taxes,
- (c) Thirdly, in payment of any legal costs owing to the Management Corporation by the subsidiary proprietors and/or their tenants,
- (d) Fourthly, in payment of all outstanding levies and any other monies due from the subsidiary proprietors to the Management Corporation,
- (e) Fifthly in payment of all outstanding payments of any nature for services of amenities or services provided by the Management Corporation to the subsidiary proprietors and/or the tenants,
- (f) Lastly, in payment to the Management funds followed by the sinking funds.