



LIBERTY
GROVE

*the lifestyle of
the new millennium*

Basic Guidelines for Community Living

Liberty Grove is a community based housing estate. In order for everyone to live within this environment, there are some very basic things we can all do to achieve a 'Real Community'.

Gardens

The Community Association employs gardeners to tend to the common property gardens, lawns and landscaping. However, it is the responsibility of all property owners and their tenants (where applicable) to maintain their own properties to a standard commensurate with that of the common property (or higher).

It is a simple task to keep weeds at bay by spraying your pavers with a suitable weed killer product (e.g. Roundup). Also by weeding your gardens you reduce the likelihood of weeds spreading into the common areas surrounding your property. If all residents do this, then the overall general appearance of the estate will improve.

Hedges within your property should also be trimmed to a suitable height, but no higher than the fence. Should you have trees within your property please ensure that the branches do not overhang your neighbour's or common property, particularly along walkways.

All properties have garden waste bins (the green one) which are emptied every two weeks, so make use of this facility in maintaining the grounds of your property.

Building Maintenance

It is the responsibility of each and every property owner to maintain their property to the Estate Standard. This means painting the property in accordance with the Estate colour scheme. It also means regular general maintenance such as repairs to deteriorating timberwork, etc.

Currently there are a number of properties within the Estate that require attention, make sure your property is not one of them. If work is not undertaken, the owner can expect to be breached and/or ordered to undertake whatever work is necessary to bring the property up to an acceptable standard.

By undertaking all necessary maintenance to your property (both building and grounds), your property value will be maintained or even enhanced.

Alterations to Property

No alterations can be made to your property without first receiving the consent of the Executive Committee for the Community Association. This includes the installation of air-conditioning units, erection or enclosure of pergolas, etc.

When seeking approval there is a formal procedure and specific requirements which must be met before approval will be granted. The details of the approval process are contained in a separate document on the 'Living in Liberty Grove' web page, they are also available from the Estate Manager. Also refer to the Liberty Grove Policies Handbook which has been designed to provide the residents of Liberty Grove with the details of the Policies which have been developed to ensure that Liberty Grove provides the ideal living environment.

Where un-approved alterations have been undertaken, the owners will be instructed to remove them.

Keeping of Pets

If you wish to keep a pet it is necessary to first obtain approval from the Executive Committee for the Community Association.

In the case of dogs, it is necessary that it is restrained when on common property, and the best way to do this is have it on a lead. Understandably some residents believe that they have control of their dog when not on a lead, but this does not stop the unexpected.

It is also most important to remember that dogs are not permitted within the pool enclosures.

Always be diligent and consider other residents by cleaning up after your dog. There are numerous bins around the Estate for appropriate disposal of waste.