

ANNEXURE 2 CONDUCT RULES

Prescribed in terms of Section 10(2)(b) of the Sectional Titles Schemes Management Act, 2011 (Act 8 of 2011)

1. KEEPING OF ANIMALS, REPTILES AND BIRDS

- (1) The owner or occupier of a section must not, without the Trustees' written consent, which must not be unreasonably withheld, keep an animal, reptile or bird in a section or on the common property.
- (2) An owner or occupier suffering from a disability and who reasonably requires a guide, hearing or assistance dog must be considered to have the Trustees' consent to keep that animal in a section and to accompany it on the common property.
- (3) The Trustees may provide for any reasonable conditions regarding the keeping of an animal, reptile or bird in a section or on the common property.
- (4) The Trustees may withdraw any consent if the owner or occupier of a section breaches any condition imposed in terms of subrule (3).

2. REFUSE AND WASTE DISPOSAL

- (1) The owner or occupier of a section must not leave refuse or other materials on the common property in a way or place likely to interfere with the enjoyment of the common property by another owner or occupier.
- (2) Unless the body corporate provides some other way to dispose of refuse, the owner or occupier of a section must keep a receptacle for refuse of a type specified by the Trustees in a clean and dry condition and adequately covered in the section, or on a part of the common property designated by the Trustees for the purpose.
- (3) The owner or occupier of a section must-
 - (a) move the refuse receptacle referred to in subrule (2) to places designated by the Trustees for collection purposes at the times designated by the Trustees and promptly retrieve it from these places; and
 - (b) ensure that the owner or occupier does not, in disposing of refuse, adversely affect the health, hygiene or comfort of the owners or occupiers of other sections.

3. VEHICLES

- (1) The owner or occupier of a section must not, except in a case of emergency, without

the written consent of the Trustees, park a vehicle, allow a vehicle to stand or permit a visitor to park or stand a vehicle on any part of the common property other than a parking bay allocated to that section or a parking bay allocated for visitors' parking.

- (2) A consent under subrule (1) must state the period for which it is given.

4. **DAMAGE TO COMMON PROPERTY**

- (1) The owner or occupier of a section must not, without the Trustees' written consent mark, paint, drive nails, screws or other objects into or otherwise damage or deface a structure that forms part of the common property.
- (2) An owner or occupier of a section must be considered to have the Trustees' consent to install a locking or safety device to protect the section against intruders or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with a design, style and materials approved in writing by the Trustees.
- (3) The owner or occupier of a section must keep the device installed under subrule (2) in good order and repair.

5. **APPEARANCE OF SECTION AND EXCLUSIVE USE AREA**

- (1) The owner or occupier of a section must not without the Trustees' written consent, make a change to the external appearance of the section or any exclusive use area allocated to it.
- (2) The owner or occupier of a section must not without the Trustees' written consent-
- (a) erect washing lines on the common property;
- (b) hang washing, laundry or other items in a section or any exclusive use area allocated to it if the articles are visible from another section or the common property, or from outside the scheme;
- (c) display a sign, notice, billboard or advertisement if the article is visible from another section or the common property, or from outside the scheme; or
- (d) install blinds or window coverings which do not conform to the requirements as imposed by the Trustees.

6. **STORAGE OF FLAMMABLE MATERIALS**

- (1) Subject to subrule (2) the owner or occupier of a section must not without the Trustees' written consent, store a flammable substance in a section or on the common property unless the substance is used or intended for use for domestic purposes.
- (2) This rule does not apply to the storage of fuel or gas in-
- (a) the fuel tank of a vehicle, boat, generator or engine; or

- (b) a fuel tank or gas cylinder kept for domestic purposes.

7. BEHAVIOUR OF OCCUPIER AND VISITORS IN SECTIONS ON COMMON PROPERTY

- (1) The owner or occupier of a section must not create noise likely to interfere with the peaceful enjoyment of another section or another person's peaceful enjoyment of the common property.
- (2) The owner or occupier of a section must not obstruct the lawful use of the common property by any other person.
- (3) The owner or occupier of a section must take reasonable steps to ensure that the owner or occupier's visitors do not behave in a way likely to interfere with the peaceful enjoyment of another section or another person's peaceful enjoyment of the common property.
- (4) The owner or occupier of a section is obliged to comply with these conduct rules, notwithstanding any provision to the contrary contained in any lease or any other grant of rights of occupancy.

8. ERADICATION OF PESTS

- (1) The owner of a section must keep the section free of wood-destroying insects, including white ants and borer beetles.
- (2) The owner or occupier of a section must allow the Trustees, Managing Agent or their duly authorized representatives to enter the section on reasonable notice to inspect it and take any action reasonably necessary to eradicate any such pests and replace damaged woodwork and other materials.
- (3) The Body Corporate must recover the costs of inspection and replacement referred to in subrule (2) from the owner of the section.

9. EXCLUSIVE USE COVERED PARKING BAYS AREAS

- (1) The Trustees of the Body Corporate shall charge the owners of exclusive use covered parking bay levies for each and every parking bay registered in the owner's name. The levy shall be calculated at 50% (FIFTY PERCENT) of the levy per square metre payable by owners of storage sections i.e. in the following ratio 0,6 : 0,3.
- (2) There shall be no levies payable in respect of any other exclusive use areas.

10. AMMUNITION AND FIREARMS

The owner or occupier of a section who wishes to store firearms and ammunition shall comply with the Firearms Control Act 60 of 2000 as amended, and any regulation in terms thereof.

11. EXTERNAL SIGNAGE

- (1) Notwithstanding rule 5(2)(c) hereinbefore, only the owners of ground floor office sections shall have the right to affix one signage board of 800mm x 800mm in size on the outside of their offices on the South Western elevation (i.e. the exterior road facing wall of the building) subject to the prior written consent of the Trustees, in their sole discretion, as to the technical material, exact placement thereof on the building and aesthetic specifications of the sign, and the method of attachment thereof.
- (2) The only other signage or branding that shall be allowed on the exterior of the building shall be the name and logo of the building which shall be affixed at such places as the Developer has specified.

12. SECURITY SERVICES

Should any member or owner of a section wish to contract with a third party security service provider to provide security services to his or her specific section, then such member or owner shall be obliged to utilize the same security service provider which is engaged by the Body Corporate to provide security services to the Scheme in general.

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