

Registrar's numbers of Sectional Title Plan SS264/2006; 681/2007 and 411/2010

Registrar of Deeds

Pretoria

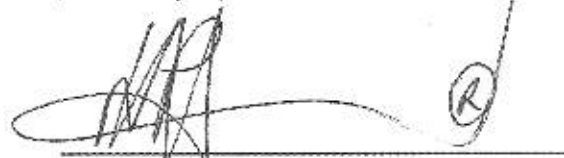
NOTIFICATION UNDER SECTION 35 (5) OF THE SECTIONAL TITLES ACT 1986

We Mnyakeni Nkosinathi Paul, Maharaj Dayanand, Govender Thrishin Nadason and Daniel Johannes Muller, the undersigned appointed Trustees of the Body Corporate of the Sectional Titles Scheme known as Villa Montego, Sectional Title Scheme Numbers 264/2006; 681/2007 and 411/2010, Situated at the Cnr of Berger Street and Le Roux Street, Vorna Valley Ext 80, Midrand, hereby give notice that on 06 March 2014 the Body Corporate made/amended the following Rules (Which are set out in the Schedule) which have been initialled by the Trustees for the Identification/implementation for the control and management of the buildings:

Conduct Rules in Substitution

* The Rules referred to in the above paragraph have been, made by Special Resolution of the Members of the Body Corporate.

Address: Villa Montego
Cnr Berger Street & Le Roux Street
VORNA VALLEY EXT 80



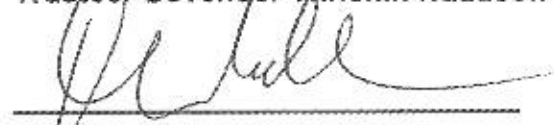
Trustee: Mnyakeni Nkosinathi Paul



Trustee: Maharaj Dayanand

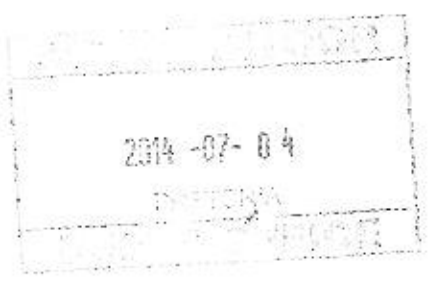


Trustee: Govender Thrishin Nadason



Trustee: Daniel Johannes Muller

04 July 2014
Date



**VILLA MONTEGO
BODY CORPORATE**

SS 681/2007; 264/2006; 2854/2008

**CONDUCT
AND
STATUTORY RULES**



(IN TERMS OF SECTION 35 OF THE SECTIONAL TITLES ACT, NO 95 OF 1986)

INTRODUCTION

The trustees, / of the Body Corporate, Gauteng, have pleasure in presenting an amended copy of the Conduct Rules as contemplated by section 35(2)(b) of the Sectional Titles, Act, No 95 of 1986 and as amended from time to time.

It is the trustees' intention to preserve the carefree atmosphere you envisage when purchasing your unit and in order to achieve this, certain conduct rules are necessary. After careful consideration, the following rules have been imposed by the trustees.

These rules have been established to promote good neighbourly relations to protect residents.

Living in close proximity to one's neighbours, one is more aware of their activities and more care and consideration amongst neighbours is needed than in the case with free standing dwellings.

It is in the interest of all residents that these rules be complied with, not only to the letter, but also in spirit and in a way that will promote harmony.

Restrictions are sometimes regarded as negative because they can impinge on the rights of the individual, but restrictions can have a positive connotation – the benefit and protection that you obtain from their existence and enforcement.

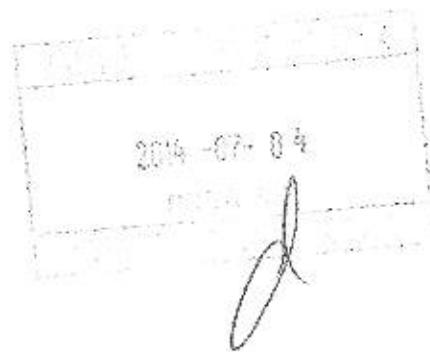
Estate agents are to ensure that new occupants are to be made aware of their obligations in regard to the conduct rules and that copies are available from the office of the managing agents.

Owners who lease their units are responsible for their tenants agreeing to abide by the conduct rules.



GLOSSARY

TRUSTEES	Elected by the members of the Body Corporate in General meeting
BODY CORPORATE	Encompasses <i>all</i> owners
BRAAVLEIS Braai	Barbeque
COMMON PROPERTY	Parking bays Demarcated parking areas Garden areas Passages, staircases and the like
COMPLEX	The buildings and grounds as a whole
EXCLUSIVE USE AREAS ... (E.U.A's)	as detailed on an Offer to Purchase, do not appear on Title Deeds (there are no registered E.U.A's in the complex)
LESSEE / S	Tenants hiring a unit
OWNER	See page 1 of conduct rules, item 1 "DEFINITIONS"
UNIT NO	The individual address of your unit
SECTION NO	The "official" number as appears on the Title Deed of the unit you own
PARKING	Shall mean any demarcated parking bay on the premises



Whereas the conduct rules attached are to be kept by you, the trustees have found it desirable, for your benefit, but without any attempt at completeness, to make a brief extract of some of the clauses contained in the management and conduct rules forming part of the Sectional Title Act:

- 1 Apart from the provision in respect of the legal set-up, the control, management and administration, mainly contained in the management rules, it can be said that the main purpose of the other clauses is to deal with the use and enjoyment of sections and the common property, and to provide for measures to ensure that these requirements are met.
- 2 An owner or occupant shall not make any alterations or additions to his/her section without prior written consent of the trustees, and all laws, by-laws, local ordinances, etc. have to be strictly observed.
- 3 An owner shall repair and maintain his/her section in a state of good repair.
- 4 Any person, authorised in writing by the body corporate, shall be permitted, at all reasonable hours on notice (except in case of emergency when no notice shall be required) to enter a section for inspection and repairs.
- 5 No owner, occupant, tenant etc. shall use the common property, or his/her own section in such a manner as shall interfere with the use and enjoyment of the common property or any other sections, or cause a nuisance to others in the complex.
- 6 An owner shall notify the body corporate forthwith of any changes of ownership of the section and of any mortgage or other dealings in connection with his/her section.
- 7 If the body corporate or the trustees fail to enforce any of the provisions of the obligations of owners, tenants or other occupants of a section, any owner shall be entitled to take all steps necessary to enforce the rules against any other owner at his/her sole cost and expense.
- 8 A section may be used only for residential purposes and may in particular not be used for auctions, sales or exhibitions without the consent of the Trustees.
- 9 NO ANIMALS may be kept in a section or on the common property after notice from the trustees to remove such animal.
- 10 Residents may not park or stand any vehicle on common property, or permit or allow any vehicle to be parked or stood on the common property except in the allocated parking bay/s for its section.
- 11 The provisions of these conduct rules and the duties of the owners in relation to the use and occupation of sections and common property shall be binding on the owner of any section and any tenant or other occupant of any section and it shall be the duty of the owner to ensure compliance with the rules by the tenants or occupants, including employees, guests and any family member.



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**CONDUCT RULES ESTABLISHED FOR THE BUILDINGS KNOWN AS
VILLA MONTEGO**

1 PRELIMINARY

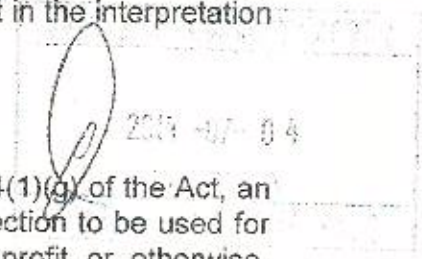
The rules contained in this schedule shall not be added to, amended or repealed except by special resolution in accordance with section 35(2)(b) of the Sectional Titles Act, No 95 of 1986 (the Act), and subject to the provisions of section 35(3) and (5) of the Act.

2 DEFINITIONS

- 2.1 "Act" means the Sectional Titles Act, 1986 (Act No 95 of 1986), as amended from time to time and any regulations made and in force there under;
- 2.2 "owner" means a person, natural or otherwise, who is the registered owner of a unit as defined in section 1 of the Act in relation to immovable property and real rights in immovable property;
- 2.3 "registered mortgagee" means any mortgagee of whom the body corporate has been notified in writing as contemplated in section 44(1)(f) of the Act;
- 2.4 "trustee" includes an alternate trustee;
- 2.5 "the buildings" shall mean the buildings to which these rules apply;
- 2.6 "body corporate and common property" shall have the meanings assigned to them by section 1 of the Act;
- 2.7 "section/unit" shall mean the section registered in an owner's name, together with its undivided share in the common property;
- 2.8 words and expressions to which a meaning has been assigned in the Act, shall bear the meaning so assigned to them;
- 2.9 words importing –
- 2.9.1 the singular number only shall include the plural and the converse shall also apply;
- 2.9.2 the masculine gender shall include the feminine and neuter genders and the converse shall also apply;
- 2.10 the headings to the respective rules are provided for convenience of reference only and are not to be taken into account in the interpretation of the rules.

3 USER

- 3.1 Without detracting from the generality of section 44(1)(g) of the Act, an owner of a section shall not use, nor permit the section to be used for any business, profession or trade, whether for profit or otherwise,


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unless the written consent of all owners has first been obtained in writing.

- 3.2 When an owner of a section transfers the section, or the occupier of a section from time to time no longer occupies the section, or an owner or occupier no longer uses, nor permits the section to be used for the purpose for which the consent was granted in terms of the Act or this rule, the consent shall lapse forthwith.
- 3.3 Without detracting from the generality of management rule 68(1)(v), an owner or occupier of a section shall not conduct, nor permit to be conducted any business, profession or trade, whether for profit or otherwise on any portion of the common property, including an exclusive use area.
- 3.4 An owner or occupier of a section shall not conduct any hobby in a section or on the common property that, in the opinion of the trustees or the owners, is likely to cause a nuisance.

4 COMPLAINTS

Complaints, suggestions, requests for repairs and requests for information should be addressed to the trustees, in writing, via to the managing agents, except in the case of an emergency, when they may be made verbally.

5 PAYMENT OF LEVIES

Levies are payable in advance and are due and payable on, or before the first day of each month, but by no later than the 7th day of the month.

6 INSURANCE CLAIMS

Any claims against the body corporate's insurance policy must be submitted, in writing to the managing agents, immediately after the occurrence giving rise to such claim, together with full details. It must be borne in mind that any claim must be submitted to the insurance company within thirty (30) days of occurrence.

7 KEYS

Where sections are left unoccupied for any time, occupants should inform the trustees with whom they entrusted the keys to their section to enable access in the case of an emergency.

8 STAFF

- 8.1 Owners are responsible for, and must see to it that their staff and their visitors do not cause undue noise, or loiter on the common property.
- 8.2 The trustees have the right to use any lawful means to prevent access to, or have a person evicted from the common property in the event that that person poses a physical threat or creates an undue disturbance toward other lawful residents / occupiers.

- 8.3 Staff employed by the body corporate may not be employed to do any private work for individual owners during their normal working hours.

9 CHILDREN

- 9.1 Owners are responsible for the acts of their children, or other children visiting them.
- 9.2 An owner or occupier must supervise their children and the children of their visitors so that no damage or nuisance is caused to the common property or the property of other occupiers. In particular, children may not interfere with the post boxes, plants, decoration, name plates, fire hose reels, exterior lights and the like
- 9.3 Children, and / or their friends, are not allowed to play any games, including ball games, nor to ride bicycles, skate boards, roller blades and / or any other transport device on any part of the common property, other than those specifically designated for that purpose.
- 9.4 Bicycles, motor cycles, tricycles, roller skates, skate boards and the like, may not be left on any portion of the common property, or on any portion of the section where it is visible to any owner or occupier.

10 MOTOR VEHICLES, CYCLES ETC

- 10.1 An owner or occupier of a section and a guest of, or visitor to an owner or occupier shall -
- 10.1.1 observe all road signs on the common property;
- 10.1.2 observe a speed limit of 8km/h on the common property;
- 10.1.3 not drive a vehicle on the common property if not in possession of a valid driver's licence, or not drive a vehicle which is not licensed;
- 10.1.4 be mindful of the presence of pedestrians, children and pets on the common property and have due regard for their safety
- 10.1.5 not drive a vehicle on the common property in a manner which creates a nuisance or disturbance, or may be considered by the trustees, or by an owner or occupier of a section, to be unsafe;
- 10.1.6 not cause or permit a hooter or similar instrument, device or mechanism to be sounded on the common property, other than in the case of an emergency;
- 10.1.7 motor vehicles of owners and residents shall be parked underneath the carports at all times so as to leave manoeuvring space for access to neighbouring parking spaces. Owners and residents shall ensure that their visitors park in designated visitors parking bays and do not cause any obstruction, either in relation to parking bays, or otherwise;



10.1.8 not park or stand any vehicle upon the common property, or permit or allow any vehicle to be stood upon the common property, without the consent of the trustees in writing -

10.1.8.1 other than, in or on an area of the common property specifically indicated and demarcated for that purpose;

10.1.8.2 in a way, or in a manner which obstructs the flow of traffic around the common property, or ingress or egress, to or from a parking bay, or is in any way a nuisance to any other owner, occupier, guest or visitor;

10.1.8.3 that is damaged, or that is not roadworthy, or that is not in general use without the prior consent of the trustees, in writing, having been obtained first; and

10.1.8.4 caravans, trailers, boats, quad bikes, golf carts, trucks, or other heavy duty vehicles, or other vehicles other than cars or motor cycles may not be parked on the common property without the prior written consent of the trustees having been obtained first. If permission is granted, same will only be permitted to be parked on the common property for a period not exceeding two (2) days at any one time. The trustees will not grant permission for the same to be parked on the common property for more than seven (7) days in total in any one year;

10.1.9 not dismantle, or effect major repairs to a vehicle on any portion of the common property, an exclusive use area or other allocated area, or in a section: Provided that repairs of a minor nature may be carried out within an allocated parking bay;

10.1.10 ensure that their vehicles do not drip oil, or brake fluid on to the common property, or in any way deface the common property. If any owner or occupier of a section contravenes this rule, that owner or occupier shall be liable to compensate the body corporate for the fair reasonable and necessary cost of restoring, repairing or cleaning such common property;

10.1.11 ensure that any exclusive use area, or allocated area, or common property which has been allocated to the owner or occupier for personal use, is not used by the owner, or occupier and their guests, or visitors for parking purposes, unless the area may be used for that purpose.

10.2 The trustees may cause to be removed or towed away, at the risk and expense of the owner or occupier of a section, a vehicle parked or standing, or abandoned on the common property, or any of the aforesaid demarcated areas without the trustees' consent.



10.3 The children of owners and residents may cycle on the common property provided that the owner or occupier exercises supervision over his children.

11 EXTERNAL APPEARANCE

An owner or an occupier of a section shall not place, or do anything on any part of the common property, including balconies, patios and stoeps, which in the discretion of the trustees, is aesthetically displeasing or undesirable when viewed from outside of the section.

12 DAMAGE, ALTERATIONS OR ADDITIONS TO COMMON PROPERTY OR SECTIONS

12.1 An owner or an occupier of a section shall not mark, paint, drive nails or screws or the like, into, or otherwise damage, or alter any part of the common property without first obtaining the written consent of the trustees.

12.2 notwithstanding sub-rule 12.1, an owner or an occupier of a section, or a person authorised by him may install:

- (a) any locking device, safety gate, burglar bars or other safety device for the protection of the section; or
- (b) any screen or other device to prevent the entry of animals or insects,

Provided that the trustees have first approved in writing, the device and the manner of its installation;

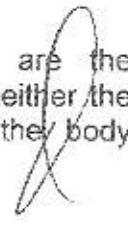
12.3 An owner or an occupier, damaging or soiling common property must repair or clean it at his own expense in such a way that its original appearance is restored.

12.4 No structural alterations to the interior of sections which may affect the stability of the structure, or any servitude, or implied servitude as defined in section 28 of the Act, including any alterations to plumbing and electrical installations may be carried out without the prior written consent of the trustees and the approval of the local authority. The trustees may require a certificate signed by a practising civil engineer certifying that the proposed alterations will not adversely affect the stability of the structure, or any servitude, or implied servitude before granting their consent to such alteration.

12.5 An owner or occupier of a section shall not be entitled to interfere with electrical installations, including plug points, or plumbing installations unless such work is undertaken by a licensed electrician or a licensed plumber.

12.6 Interior repairs and maintenance of whatever nature are the responsibility of the owner or occupier of the section and neither the trustees, the managing agents, nor any employee of the body corporate are to be requested to attend to such matters.

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12.5
12.6



- 14.3 An owner or occupier of a section shall not -
- 14.3.1 place building rubble inside the receptacle;
 - 14.3.2 leave refuse of any nature outside the receptacle and in particular where it is accessible to children or can be overturned, damaged or torn by dogs;
 - 14.3.3 shake or dust or beat carpets or mats over the balconies or walls, or through the windows of a section where it will cause a nuisance to an owner or occupier of any other section;
 - 14.3.4 dump refuse of any nature, including but not limited to broken or unserviceable appliances and furniture in the storage area, or on any part of the common property, or next to a refuse receptacle. The owner or occupier concerned shall remove these from the premises to an appropriate dump, at his own expense.
- 14.4 Should an owner or occupier, or their domestic staff take refuse directly to the refuse removal area, such refuse must be deposited in the municipal containers provided.
- 14.5 No owner or occupier of a section may in any way whatsoever interfere with or give instructions to any of the security personnel employed or contracted by the body corporate from time to time, to safeguard the complex. In particular, no owner or occupier of a section shall instruct any of the security personnel to perform any task for him, other than in an emergency.

15 LAUNDRY

- 15.1 Washing hung out to dry in the designated drying area is at the sole risk of the person so doing.
- 15.2 No owner or occupier of a section shall place, or allowed to be placed, any item of washing or clothing on a balcony, or any part of his / her exclusive use area, or any part of the common property. It is specifically recorded that such items shall be hung in the laundry areas reserved for this purpose only.
- 15.3 An owner or occupier of a section shall not erect his / her own washing lines, nor hand washing, or laundry, or any other items on any part of the building/s, or the common property so as to be visible from outside the building/s, or from any other section.
- 15.4 The designated drying area, being part of the common property, is to be used for the drying of clothing only.

16 LITTERING / POLLUTION

An owner or an occupier of a section shall not deposit, throw, or permit or allow to be deposited or thrown, on the common property any rubbish, including dirt, cigarette ends, food scraps, liquid or substance or any other litter whatsoever.

17 **NOISE LEVELS / ENTERTAINMENT**

- 17.1 An owner or an occupier of a section shall use and enjoy the common property as not unreasonably to interfere with the use and enjoyment thereof by other owners or occupiers or other persons lawfully on the premises.
- 17.2 An owner or an occupier shall not use his section or exclusive use area, or permit it to be used, in such a manner or for such purpose as shall cause a nuisance to any occupier of a section.
- 17.3 Late night arrivals/departures and early morning arrivals/departures of people and vehicles are to be conducted in a quiet and orderly manner. Security guards reserve the rights to permit or not permit visitors into the complex depending on their behaviour
- 17.4 All alterations or work causing undue noise may only be done between Monday to Saturday between 07:00 and 19:00. No noisy work may be undertaken on Sundays or Public Holidays except in the case of an extreme emergency.
- 17.5 Owners or residents intending to host visitors or conduct a social function shall submit a written request to the caretaker for consideration prior to the visit or social function. The number of visitors shall in such case be limited in size and the resident requesting approval for the visit or social function shall keep noise levels to an absolute minimum.
- 17.6 Social functions shall be conducted in such a manner as to ensure that any noise ceases at 20:00, Sunday to Thursday and at 22:00 on Friday to Saturday and on Public Holidays.
- 17.7 Silence must be maintained between 14:00 and 16:00 and between 20:00 and 07:00 daily, Sunday to Thursday. On Friday, Saturday and Public holidays silence must be maintained between 22:00 and 07:00.
- 17.8 Radios, musical instruments, record players and TV sets must be used in such a manner as not to be heard in adjoining sections or the common property.
- 17.9 Body corporate staff, private staff members and their visitors must make every effort to avoid disturbance on the common property.

18 **ANIMALS**

- 18.1 An owner or an occupier of a section shall not, without the prior consent in writing of the trustees, which approval may not be unreasonably withheld, keep, nor have in his possession or care, nor have under his control any animal, reptile or bird (collectively hereinafter referred to as pets for convenience in the sub-rules below), in a section or on the common property.

- 18.2 When granting the approval, the trustees may in their discretion prescribe any reasonable conditions.
- 18.3 The trustees may withdraw the approval in the event of a breach of a condition prescribed in terms of sub-rule 18.2, or described in the sub-rules below.
- 18.4 An owner or occupier of a section, shall -
- 18.4.1 consider the continuous presence of children on the common property and the nature and temperament of the pet;
 - 18.4.2 have due regard to the safety and welfare of children in the section or any other section, or on the common property;
 - 18.4.3 preserve the dog and cat by-laws of the City of Johannesburg, as amended from time to time. An extract of the by-laws is included as "Appendix A" to these rules and deemed incorporated therein. For the purposes of these rules, the premises referred to in the dog and cat by-laws shall include the section and any exclusive use area assigned to the section or owner; and any public place referred to shall mean the common property of the complex, including any exclusive use area which is not enclosed as stipulated in sub-rule 18.7.1.
- 18.5 An owner or resident who -
- 18.5.1 intends to keep, or have in his possession or care, or have under his control a pet in a section, shall apply in writing to the trustees for consent. The resident shall provide all the information about the pet which the trustees may determine from time to time, and shall obtain consent referred to in sub-rule 18.1, prior to bringing the pet into the complex;
 - 18.5.2 at the date of promulgation of these rules is keeping, or has in his possession or care, or has under his control any pet in a section, shall apply in writing to the trustees to retain the pet.
- 18.6 An owner or resident shall -
- 18.6.1 take sufficient precautions to ensure that his/her dog is at all times confined to the section or exclusive use area, and may not escape onto the remainder of the common property;
 - 18.6.2 not permit a dog to be on the common property unless it is kept on a leash and is under the control of its owner;
 - 18.6.3 not construct or place an aviary on a part of the common property, or where its appearance, or use may constitute a nuisance or cause offence to an owner or occupier of another section;
 - 18.6.4 not construct or place a kennel or other accommodation for pets on a part of the common property, outside of an exclusive

use area, or where its appearance, or use may constitute a nuisance or cause offence to an owner or occupier of another section;

- 18.6.5 ensure that he, or a person who is in control of a dog for which he is responsible on the common property, excluding a person who is assisted by a guide dog, removes forthwith the faeces of the dog;
- 18.6.6 ensure that no visitor brings a pet onto the common property, except for a guide dog when accompanying a visually-impaired person;
- 18.6.7 not permit a pet to be a nuisance to an owner or occupier of another section, nor cause damage to any part of the common property, or any other part of the complex;
- 18.6.8 not breed pets in the complex;
- 18.6.9 spay a female dog or cat, and neuter a male dog or cat brought into the complex;
- 18.6.10 not bring a dog which habitually overturns, damages or tears any refuse receptacle or refuse bag into the complex;
- 18.6.11 ensure that a dog or cat kept in a section at all times bears a tag with the name, telephone number and unit number of the owner of the pet, or carries a microchip from an approved microchip service provider. Provided that in the latter case, the trustees may require the owner of the pet to furnish proof of current payment and registration of the microchip, and that the trustees may recover costs associated with the identification of a pet and its return to its owner from the owner or occupier of the section concerned;
- 18.6.12 not throw cat sand onto, or clean bird cages on the common property; and
- 18.6.13 be aware of the dog and cat, and emergency services by-laws of the City of Johannesburg as amended from time to time, as regards the control of fireworks. An extract of the by-laws are included as "Appendix B" attached to these rules and deemed incorporated therein.

18.7 An owner or occupier of a section whose pet attacks and injures a person, either on the common property, or inside a section, will be held liable for any claims against him.

18.8 The trustees may, where in their opinion, a pet constitutes clear and present danger to any person in the complex, require that the pet be summarily removed by the owner or occupier concerned.



19 ERADICATION OF PESTS

An owner or an occupier of a section, shall keep his section free of cockroaches, white ants, borer and other wood destroying insects and to this end shall permit the trustees, the managing agents and their duly authorised agents and employees to enter upon his section, from time to time, for the purpose of inspecting the section and taking such actions as may be reasonably necessary to eradicate any such pests. The cost of the inspection, eradicating any such pests as may be found within the section, replacement of any woodwork or other material forming part of such section which may be damaged by any such pests shall be borne by the owner of the section concerned.

20 GARDEN AND PLANTS

20.1 No plants, trees or shrubs may be removed from the common property, neither may any plants, trees or shrubs on the common property be trimmed without the prior written approval of the trustees. It is recorded that certain of the flora is protected by law and any owner or occupier of a section interfering with, or damaging, or in any other way acting in respect of such flora contrary to the provisions of the law, may be prosecuted by the trustees, or any other authorised person, or institution.

21 BRAAIVLEIS

21.1 No braais are allowed on the common property except in a demarcated area.

21.2 No open fires are allowed on the balconies of the units.

22 SIGNS AND NOTICES

No owner or occupier of a section shall place any sign, notice, billboard or advertisement of any kind whatsoever on any part of the common property, or of a section, so as to be visible from outside the section, without the consent of the trustees, in writing, having been obtained first.

23 SALE OF SECTIONS

23.1 Any owner or occupier of a section, employing the services of and estate agent, must instruct said estate agent, that directional boards (pointers) may be erected on the common property only between the hours of 10:00 to 17:00 for the purpose of a "Show Day".

23.2 Directional boards must be 600mm x 300mm and adhere to the Municipal by-laws. Only four (4) directional boards are permitted and they may not be positioned so as to cause an obstruction to vehicular traffic, or pedestrians. No banners or bunting will be permitted.

23.3 No "For Sale" or "Sold" boards are permitted on the boundaries, or any part of the common property.

24 LEASING OF SECTIONS

- 24.1 All lessees of sections and other persons granted rights of occupancy by any owner of the relevant section, are obliged to comply with these conduct rules, notwithstanding any provision to the contrary in any lease or any grant of rights to occupancy. The trustees may demand that the owner of a section terminate the lease, or right of occupancy under the terms and provisions of the Housing Rental Act, No 50 of 1999.
- 24.2 Owners are to ensure that their tenants are provided with a copy of the conduct rules.
- 24.3 In terms of section 44(1)(f) of the Act, the managing agents must be promptly advised, in writing, by the owner of the leasing of his section and of the name of the lessee and of any changes therein.

25 MOVING OF FURNITURE

- 25.1 No pantechnicons are allowed anywhere on the common property.
- 25.2 The body corporate is responsible for ensuring that no damage is caused by any resident, private staff member or contractor to any of the sections, or any part of the common property when moving in or out of the complex. Should any damage occur as a result of the move in or move out, the owner of the section shall be responsible to the body corporate for the repair of such damage.
- 25.3 Moving in or out of the premises are only allowed between 07:00 and 19:00 on Monday to Saturday.
- 25.4 Any owner or resident who wish to move in or out of a section on a Sunday or a Public Holiday shall first obtain the written permission of the trustees before such move can take place.

26 SUNDRY PROVISIONS

- 26.1 No firearms or pellet guns may be discharged on the common property or in any section.
- 26.2 No stone or other solid object may be thrown on the common property.
- 26.3 Should any damage of whatsoever nature be caused to the common property by an owner or an occupier, his / or her visitors or pets, or those of his / her family or visitors, the owner shall be liable to reimburse the body corporate for the cost of repairing such damage.
- 26.4 The owner or occupier of a section shall not tamper with, abuse or use, or cause, or permit to be tampered with, abuse or use, any fire hose reel, or extinguisher in any manner, or for any purpose other than as permitted, or prescribed by the fire regulations of the relevant local authority, or other relevant legislation.
- 26.5 No fire extinguisher, fire hose, or similar devise anywhere in a section, or the common property shall be used for any other purpose except for

emergency purposes and shall not be used for the washing of motor vehicles, gardens, or any other unauthorised purpose.

27 GENERAL

27.1 An owner or an occupier shall not –

27.1.1 use his / her section, or permit his / her section to be used for any purpose which is injurious to the reputation of the building;

27.1.2 keep, or do anything on the common property after notice in that behalf from the trustees;

27.1.3 do or permit to be done in his / her section, or on the common property, anything which will, or may increase the rate of the premium payable by the body corporate on any insurance policy.

27.2 When the purpose for which a section is intended to be used is shown expressly, or by implication on, or by the registered sectional plan, an owner or an occupier shall not use or permit his / her section to be used for any other purpose.

27.3 No duty shall be placed upon any owner or occupier in regard to the provision of any improvement on, or to the common property, unless a proposal to make such improvement has been approved by a special resolution at a general meeting of owners of sections.

27.4 The body corporate and / or its agents shall not be held liable for any injury, or loss, or damage of any description which any owner or occupier of a section, or any member of his / her family, or his / her employee, or servant or his / her relative, friend, acquaintance, visitor, invitee or guest may sustain, physically, or to his / her property, directly or indirectly, in or about the common property, or in the individual sections by reason of any defect in the common property, its amenities, or in the individual sections, or for any act done, or any neglect on the part of the body corporate, or any of its employees, servants, agents, or contractors.

27.5 The body corporate or its agents, representatives and servants shall not be liable, or responsible in any manner whatsoever for the receipt, or the non-receipt and delivery, or non-delivery of goods, postal matter, or other property.



APPENDIX A TO THE CONDUCT RULES

EXTRACT FROM THE BY-LAWS OF THE CITY OF JOHANNESBURG RELATING TO DOGS AND CATS AS PUBLISHED UNDER NOTICE 1334 IN THE PROVINCIAL GAZETTE, EXTRAORDINARY, DATED 10 APRIL 2006

Prohibitions relating to the keeping of dogs

5. No person may keep a dog –
- (3) which barks, whimpers, or howls to such an extent that it, or has another habit which, causes a nuisance or disturbance to inhabitants of the neighbourhood;
 - (b) which suffers from an infectious or contagious disease which, in the opinion of a veterinary surgeon, is of such a nature that such dog cannot be beneficially treated or boarded at a veterinary clinic;
 - © on premises which are not fenced or walled in such a manner that the dog is at all times confined to the premises, unless the dog is confined to the premises in some other manner.

Dogs in public places

6. (1) Subject to any provision to the contrary in these by-laws or any other law, no person may bring a dog into any public place, or allow it to be done if that dog –
- (a) is wild, dangerous or ferocious;
 - (b) is in a habit of charging at or chasing people or vehicles; or
 - (c) is an unsterilised female dog which is on heat.
- (2) Subject to section 16(1) of the Council's Public Open Spaces By-laws, published under Notice 831 in Provincial Gazette, Extraordinary, No 179, dated 21 May 2004, no person may permit a dog to be in a public area, unless it is kept on a leash and under the control of a person.
- (3) Any person in control of a dog in a public place, excluding a person who is assisted by a guide dog, must remove any faeces of such dog.

Prohibited behaviour in respect of dogs

7. (1) No person may without reasonable grounds –
- (a) incite a dog against a person, animal or bird; or
 - (b) allow a dog in his or her custody or under his or her control to attack or put fear into any person, animal or bird.
- (2) No person may provoke, harass or tease any dog.
- (3) No person may terrify or cause fear or stress to any dog with fireworks or by any other means.



APPENDIX B TO THE CONDUCT RULES

EXTRACT FROM THE EMERGENCY SERVICES BY-LAWS OF THE CITY OF JOHANNESBURG RELATING TO THE CONTROL OF FIREWORKS AS PUBLISHED UNDER NOTICE 826 IN THE PROVINCIAL GAZETTE, EXTRAORDINARY, NO 179, DATED 21 MAY 2004

CHAPTER 3

CONTROL OF FIREWORKS

Use of fireworks prohibited in certain circumstances

30. (1) Unless so authorised in terms of section 33, no person may use fireworks -
- (a) within 500 meters of any explosives factory, explosive storage place, petrol depot or petrol station;
 - (b) inside any building;
 - (c) on any agricultural holding;
 - (d) at any public place; or
 - (e) at any school, old age home or hospital.
- (2) No person may light or ignite fireworks in any place where animals are present.
- (3) Unless so authorised in terms of section 33, no person may light or ignite fireworks on any day or at any time except -
- (a) New Years Eve from 23:00 to 01:00;
 - (b) New Years Day from 19:00 to 22:00;
 - (c) Hindu New Year from 19:00 to 22:00;
 - (d) Lag b'omer from 19:00 to 22:00;
 - (e) Chinese New Year from 19:00 to 22:00;
 - (f) Human Rights Day from 19:00 to 22:00;
 - (g) Freedom Day from 19:00 to 22:00;
 - (h) Guy Fawkes Day from 19:00 to 22:00;
 - (i) Divali from 19:00 to 22:00;
 - (j) Christmas Eve from 19:00 to 22:00;
 - (k) Day of Goodwill from 19:00 TO 22:00.
- (4) No person may allow any minor under his or her control to use, light or ignite fireworks in contravention of subsection (1), (2) or (3).

