BODY CORPORATE

234 Hendrik Verwoerd Ave, Ngwenya River Estate, Brits, 0250

CONDUCT RULES

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CONDUCT RULES

Whether you are an owner or a tenant, we are all members of our community and have a responsibility towards our neighbours, the buildings and the equipment of the Complex. We are; therefore, all encouraged always to cooperate and abide by the Conduct Rules of the Body Corporate promotes good neighbourliness.

1. INTRODUCTION

1.1 The **CONDUCT RULES (''Body Corporate''),**which are set out below, are binding on all Owners and all other persons occupying any Section, who in turn are responsible for ensuring that their families, guests, invitees, staff, and contract workers comply with the Conduct Rules.

1.2 Should any of the provisions in the Conduct Rules be contravened by any owner or occupant, their family, invitees, staff, and/or contract workers, the Trustees may, at their sole discretion, impose a fine in accordance with the "**Fine and Penalty Transgression Chart"** attached as "**Annexure A"** to the Conduct Rules.

1.3 Peaceful community living is achieved when Residents use and enjoy their Sections and the common property by showing respect and consideration for their neighbours, and their neighbours show them the same respect and consideration. Compliance with the Conduct Rules is essential to achieve this.

1.4 In these Conduct Rules, a word or expression to which a meaning has been assigned in terms of the Sectional Title Schemes Management Act No. 8 of 2011 (''STSMA''), shall bear the same meaning.

1.5 Notwithstanding how these Conduct Rules have been grouped or linked, each constitutes a separate and independent clause, distinct from the other clauses regarding all aspects thereof. Accordingly, should one or more clauses be declared unenforceable, all remaining clauses shall continue to be in full force and effect. The term "clause" shall include all sub-clauses of these Conduct Rules.

2. PURPOSES OF THE CONDUCT RULES

The purpose of these Conduct Rules is to:

2.1 Control of the behaviour of Residents of the scheme, as well as their staff, guests, and pets, for the benefit of everyone on the premises.

2.2 The use and enjoyment of all amenities at the scheme.

2.3 Ensure the maintenance of a high standard for Residents of the scheme.

2.4 Provide a flexible mechanism for adjusting the rules to meet the changing needs of the **Body Corporate -** community.

3. DEFINITIONS AND INTERPRETATIONS

In the interpretation of these rules, unless the context otherwise indicates:

3.1 **"Act"** means the Sectional Titles Schemes Management Act, No. 8 of 2011

3.2 **''Adjudication Order''** means the order made and published by an adjudicator.

3.3 **"Board of Trustees"** means the Trustees appointed in terms of the Act.

3.4 **"Body Corporate"** means all the registered owners of units in the scheme.

3.5 **''Caretaker''** means a person appointed by the Trustees to oversee the staff at the scheme and carry out any other duties and responsibilities in terms of his/her employment agreement.

3.6 **"Complex"** means the buildings known as **Body Corporate**, including the common property.

3.7 **''Community Schemes Ombud Service Act**" shall mean the Community Schemes Ombud Service Act, No. 9 of 2011, as amended occasionally, and any regulations made and in force thereunder.

3.8 **"Debt Collectors Act"** shall mean the Debt Collectors Act No. 114 of 1998, as amended from time-to-time, and any regulations made and in force thereunder.

3.9 **''Deeds Office''** means the office responsible for the registration, management, and maintenance of the property registry of South Africa.

3.10 "**Exclusive Use Area"** means a part or parts of the common property for the exclusive use by the owner or owners of one or more Sections.

3.11 **''Gas Installation''** means a gas installation and cylinder kept for domestic purposes in compliance with applicable legislation and regulations.

3.12 **"Managing Agent"** means the Managing Agent appointed by either the Board of Trustees or by resolution by members to administer and manage the affairs of the Body Corporate.

3.13 "**Motor Vehicle"** includes any motor car, truck, motorcycle, or motor-driven scooter.

3.14 **''Ombud"** means a person contemplated in Section 21(2)(a) of the Community Schemes Ombud Service Act 9 of 2011.

3.15 **"Owner"** means the registered owners of a unit or units in the scheme.

3.16 ''**Penalties''** means a monetary fine imposed in accordance with the 'Fines and Penalty Transgression Chart' as set out in "**Annexure A"** to the Conduct Rules.

3.17 **''Pets"** include all pets, including but not limited to mammals, birds, fish, and reptiles.

3.18 **''Prescribed Management Rules''** as per Annexure 1 of the Sectional Titles Schemes Management Act No. 8 of 2011.

3.19 **''Property Practitioner''** means a property practitioner who holds a valid Fidelity Fund Certificate issued by the Property Practitioners Regulatory Authority in terms of the provisions of the Property Practitioners Act No 22 of 2019.

3.20 "**Residents''** means owners and occupiers.

3.21 **"Section"** a section shown as such on a sectional plan

3.22 **"Trustee"** includes an alternative trustee.

3.23 **''Trustees Resolution''** means a resolution passed by the majority of the Trustees.

3.24 Words importing –

- The singular number only shall include the plural, and the converse shall also apply.
- The masculine gender shall include the feminine and neuter genders, and the neuter gender shall include the masculine and feminine genders.
- Natural persons include created persons (corporate and unincorporated) and *vice versa*.
- Words and expressions used shall bear the meaning assigned to them in the Act

4. ANIMALS, REPTILES AND BIRDS

4.1 The Resident of a Section shall register and obtain the prior permission from the Trustees in writing to keep any animal at the scheme as a pet, *which permission may not unreasonably be withheld*. When granting such approval, the Trustees may prescribe any reasonable condition for keeping such animal, reptile, or bird.

4.2 Animals will only be allowed onto the premises with the provision of 4.1 being met.

4.3 A maximum of two (2) animals is allowed per Section. Where current Residents have more than two (2) pets, they are not permitted to replace them after death without the condition set out in sub-paragraph 1 being met.

4.4 A maximum of one (1) dog may be kept per Section. The dog's height may not exceed thirty (30) cm in height, or a maximum of two (2) dogs if the owner does not have a cat.

4.5 A maximum of one (1) cat per Section may be kept provided the section has an exclusive use garden allocated adjacent to it.

4.6 Cat litter trays shall not be left on the common property, and cat litter shall be sealed in bags before disposal.

4.7 Cats cannot roam outside the respective owner's Section.

4.8 Aviaries are not permitted other than with the consent of the Trustees.

4.9 The Trustees may, at their discretion, withdraw permission to have a pet/s on the premises if it causes unnecessary disturbance, or constitutes a danger to other residents or their animals, or causes a nuisance.

4.10 All pets must have shelter, such as kennels or accommodation for their protection, restricted to the exclusive use areas of that Section.

4.11 Residents shall ensure their pets do not foul on the common property. Should any pet foul on the common property, the owner of the pet belongs shall immediately remove all excrement or other mess left by such pet forthwith.

4.12 In terms of the Act, the Trustees prescribe the following reasonable conditions:

4.12.1 The Trustee's decision concerning animals, reptiles, and birds shall be final and binding.

4.12.2 All pets are to be recorded on the pet register that is kept with the Agent. Pets not recorded on the register may be considered stray, and the appropriate authorities will be contacted to remove the animal.

4.12.3 All pets must be sterilized, and proof must be given to the Trustees before the animal is brought onto the premises.

4.12.4 All pets are to wear a collar with a nametag depicting the animal's name, owner's name, number, and Section number.

4.12.5 All municipal requirements required for the animal are to be obtained and kept, and it will be at the owner's expense.

4.12.6 All pets are to be vaccinated as suggested by the Society for the Prevention of Cruelty to Animals (''SPCA'') or local vet and is for the owner's expense, and proof hereof must be available for inspection by the Trustees at any reasonable time.

4.12.7 All pets, regardless of species, may not be allowed to be a nuisance or cause a disturbance or annoyance to others through barking, howling, screeching, etc., and no pet may be left alone in a Section for a prolonged period.

4.12.8 Dogs shall not be allowed on common property unless under strict control of a responsible person and on a leash. If any dog digs holes and otherwise damages any area of the common property. In that case, the relevant Resident shall be required to repair the damage, failing which the Trustees will repair the damage, and the costs will be levied onto the unit owner's account.

4.12.9 All pets are to be kept healthy at the owner's expense.

4.12.10 No pets are to be allowed to roam on the common property/street, etc.

4.12.11 All pets must have sufficient food and shelter at the owner's expense.

4.12.12 No food is to be placed on the common property.

4.12.13 The animal's owner is responsible for any damage/injuries that the animal may cause to any other person or property, as Body Corporate accepts no responsibility or liability in this regard.

4.12.14 The Trustees may order the immediate removal of any animal that is dangerous to other animals or any person and shall have the removed at the owner's expense and placed in a safe place.

4.12.15 If permission is withdrawn from any owner to keep a pet, the owner shall have the pet removed from the property within seven (7) days at the owner's expense.

4.12.16 It is a prerequisite that any pet for which permission is granted is kept in hygienic conditions. The exclusive use area where such a pet is kept must be cleaned of faeces regularly by the owner of the pet concerned, or the Trustees will have the power to summarily withdraw their permission to keep the pet.

4.12.17 Visitors are not allowed to bring any animals onto the premises.

5. APPEARANCE FROM THE OUTSIDE

5.1 A Resident shall not place or do anything on any part of the common property, including balconies, patios, stoeps, and gardens, which, at the discretion of the Trustees, is aesthetically displeasing or undesirable when viewed from the outside.

5.2 Protruding air-conditioners, radio/television aerials, antennas, or satellite dishes may only be installed with the prior written permission of the Trustees.

5.3 No awnings are to be installed either of a temporary or permanent nature without prior written approval of the Trustees.

5.4 Curtaining must always be in a clean and neat condition and a state of good repair, especially where these are visible from the common property or surrounding Sections.

6. BUSINESS PRACTICES

6.1 No business, profession, or trade may be conducted on the common property.

6.2 No business, profession, or trade may be conducted in a Section unless it is expressly permitted to be undertaken in a Sectional title scheme in terms of the relevant legislation and unless the consent in writing of the Trustees shall first have been obtained. The Trustees may revoke such consent at any time if the business activity is causing a nuisance to any other Resident, in which case the business activity concerned shall cease as the Trustees require.

6.3 No auction or jumble sale may be held on the common property or in a Resident's Section.

6.4 No advertisements or publicity material may be exhibited or distributed on the common property unless prior written permission is obtained from the Trustees.

6.5 A firm delivering goods must be met by the Resident of the Section or an appointed person at the entrance gate to the complex and escorted into the complex.

6.6 No advertisements or posters of any nature may be placed around or outside the Complex.

7. LICENSED PROPERTY PRACTITIONERS

7.1 All Property Practitioners (formerly known as estate agents) wishing to sell property or lease/let property within the Complex must have a valid Fidelity Fund Certificate (''FFC") issued by the Property Practitioners Regulatory Authority in terms of the Property Practitioners Act 19 of 2019 before such a Property Practitioner may conduct business within the Complex.

7.2 This FFC must be produced to any owner of a unit in the scheme, as well as the Trustees, upon request, before allowing the Property Practitioners access to the Complex.

7.3 The unit owner must ensure that the Property Practitioner undertakes to adhere to all rules and regulations of these Conduct Rules and the Act relating to the letting or selling of property within the Complex.

7.4 A Section that goes on show may, for the day of the show, only have the minimum number of pointer boards required to point out the Section on show; and may only be erected at 10h00 and removed by 17h30 on the Show Day.

7.5 A Unit on sale may only have one (1) FOR SALE sign at the gate. The sign must be placed to avoid obscuring any person's path of sight.

8. BALCONIES

8.1 No washing, carpets, or blankets may be hung over balcony railings.

8.2 No unsightly object may be visible or protrude from the balconies.

8.3 Balconies must be cleaned by mop or squeegee to prevent excess chemicals and water from overflowing onto the Sections below.

8.4 It is strictly prohibited to throw ***any objects***, including refuse of any nature from balconies.

9. CHILDREN

NB: PARENTS ARE RESPONSIBLE FOR THEIR CHILDREN AT ALL TIMES, AND THE TRUSTEES AND BODY CORPORATE ACCEPTS NO RESPONSIBILITY FOR ANY UNSUPERVISED CHILD ON THE COMMON PROPERTY.

9.1 Residents shall adequately supervise their children, their children's friends, and their visitors' children so that such children do not infringe any provisions of these rules, and that no damage or nuisance is caused to any Residents, to the property of any Resident or the common property of any unoccupied Section.

9.2 Children shall not damage, deface, or interfere with plants, decorations, signs, nameplates, fire hydrants, or exterior lighting. Shall not enter an unoccupied Section, climb onto any roof of Sections, or Complex and Section perimeter walls around the common property.

9.3 Children playing up and down the driveways and on the common property do so at their own risk.

10. SWIMMING POOL AND POOL AREA

10.1 **The gate to the fence surrounding the swimming pool must always be closed and locked.**

10.2 The pool and surrounding area enclosed by the fence are for the exclusive use of Residents and invited guests of Residents. Guests must be accompanied by a Resident at all times while using these facilities.

10.3 Common courtesy and regard for the rights of others are essential for the full enjoyment of these facilities by all. Residents are responsible for the behaviour of their guests and their children whilst at the pool area. Everyone is expected to use common sense regarding water safety and cleanliness.

10.4 Children under twelve (12) years of age must be actively supervised by someone over sixteen (16) when entering the swimming pool area.

10.5 Bottles, glasses, other glass objects, tubes, Lilo's, surfboards, or similar items are prohibited in the swimming pool area.

10.6 No pets, bicycles, tricycles, go-carts, skateboards, roller skates, etc. are strictly prohibited within the swimming pool area.

10.7 The pool area must be entered only through the gate provided.

10.8 Undue noise, such as screaming, loud radios, CD players, tape players, and the use of any profanity within the pool area is not prohibited.

10.9 No unruly games are permitted within the swimming pool area.

10.10 There shall be no diving, splashing, or noise of any nature at the swimming pool before 07:30 and after 20:00 daily.

10.11 On Sundays, quiet shall be observed after 19h00 p.m. at the pool area.

10.12 No private parties may be held within the fenced pool area without the Trustees' prior written consent.

10.13 Rough or dangerous play, tampering with, or damaging pool filters or equipment is prohibited.

10.14 Swinging on the gate of the pool fence or climbing over such fence is strictly prohibited.

10.15 Litter must not be deposited in the pool or the pool area. If any Resident, child, or visitor of any Resident infringes this rule, such Resident will be held responsible.

10.16 Anyone using the swimming pool do so at their own risk; the Body's Corporate responsibility is detailed in provision 22.2 of the Conduct Rules.

10.17 Residents shall ensure that their visitors, staff, children, friends of their children, and children of their visitors are aware of the swimming pool rules and strictly comply with the Rules.

10.18 The use of alcohol on the common property areas as strictly prohibited.

11. GARDENS

11.1 Shrubs and trees may not be cut back, but may be cut or trimmed by prior arrangement with the Trustees.

11.2 The Trustees may remove, or cause to be removed, any tree, plant, or shrub that is considered to be a nuisance, aesthetically displeasing, or that causes damage to any Section, exclusive use area, or any part of the common property, or otherwise interferes in any way with the powers and functions performed by the trustees on behalf of the Body Corporate.

11.3 Wall plants and creepers must be properly maintained and not be allowed to cause damage to walls, brickwork or other parts of the structure and must be cut back at the request of the trustees. Any damage caused will be repaired for the account of the resident responsible.

11.4 Garden pots allowed, however restricted to good quality, aesthetically pleasing ceramic and/or concrete pots. No make-shift containers to be displayed.

11.5 Flowers in the common property gardens may not be picked.

11.6 Residents may not plant anything on the common property. All common property gardening will be done on the instructions of the Trustees. *Offering plants, seeds, and assistance caring for our gardens will be much appreciated.*

11.7 Manholes in exclusive use areas may not be covered with earth, and flower beds should be designed around them to always allow access.

11.8 Private gardens designated for exclusive use must always be kept clean and neat. The Body Corporate staff are only responsible for mowing lawns and trimming edges in private gardens.

11.9 Residents must ensure that Body Corporate staff are granted access to exclusive-use gardens to permit them to mow the lawns and trim the edges.

11.10 In the event that lawns are mowed by employees of the Complex or any Agents appointed to look after gardens, the lawns will not be mowed if animal excrement is evident on the lawn. Residents will be responsible for removing all animal excrement before lawns are mowed. Should excrement not be removed, the Residents will be responsible for the mowing of the lawn.

11.11 Residents are bound by all municipal water restrictions that may be in force from time-to-time.

11.12 Garden tools and other equipment shall not be kept in any place where they will be viewed from other Sections or any portion of the common property.

12. DAMAGE, ALTERATIONS OR ADDITIONS TO THE COMMON PROPERTY

12.1 Residents shall not mark, paint, drive nails or screws or the like into, or otherwise damage or alter any part of the common property without obtaining the Trustees' prior written consent.

12.2 Notwithstanding provision 12.1 above, a Resident or person permitted by him may install: -

12.2.1 Any locking device, safety gate, burglar bars, or other safety device to protect his Section. These must comply with the prescribed design for **the** Body Corporate. Details of the design are specified within these rules.

12.2.2 Any screen or other device to prevent the entry of criminals or insects may be installed, providing that the Trustees have first approved in writing the nature and design of the device and the manner of its installation.

12.3 Dragging furniture in the walkways, stairs, and other property surfaces cause extensive damage. Items must be either carried or moved on a suitable conveyance.

12.4 Parking bay areas are to be kept neat and clean at all timed. The Trustees must be notified immediately of sights of any vermin and insects, pests, and weeds growing through the paving.

12.5 No parking bay may be enclosed with any material whatsoever. No hooks may be fixed into the sheets or pillars of the parking bays. No articles may be stored in the parking bay areas.

12.6 Should any damage or dirtying of any nature be caused to the common property by a Resident, family, visitor, or pets, the Resident shall be liable to reimburse the Body Corporate for repairing such damage.

13. DOMESTIC AND CONTRACT WORKERS

13.1 All domestic staff must be registered, with names and Identity Numbers provided to the Trustees annually, for security purposes.

13.2 Residents shall be obliged to provide full details regarding their domestic staff and contract workers, whether employed full-time or on a casual basis, for security and gate control purposes.

13.3 Residents will be responsible for the activities and conduct of their domestic staff and contract workers. They shall ensure that their domestic staff and contract workers understand and do not contravene any Conduct Rules, national or provincial legislation, or local authority by-laws that may affect the Complex.

13.4 Residents will ensure that their domestic staff and contract workers do not cause undue noise within their Sections or on the common property in the same way that the Residents themselves are prevented from doing so.

13.5 Domestic staff members may receive visitors to the Complex if the relevant security protocols have been followed as per provision 13.6 below.

13.6 The Complex will occasionally issue security protocols, which are to be observed by all Residents, visitors, and domestic staff at all times. All persons entering the Complex, authorised by a Resident, shall be subject to applicable security protocols.

13.7 Residents may not request personal duties to be performed by any members of Body Corporate staff or the Caretaker employed by the Body Corporate during their normal working hours.

13.8 Residents are fully responsible for any damage caused by their staff at any time.

14. DUTIES OF RESIDENTS

As determined by the Act: A Resident shall;

14.1 Permit any person authorised in writing by the Body Corporate, at all reasonable hours on notice (except in case of emergency, when no notice shall be required), to enter his Section or exclusive use area to inspect it and maintain, repair, or renew pipes, wires, cables, and ducts existing in the Section and capable of being used in connection with the enjoyment of any other Section or common property, or to ensure that the provisions of the Act and the rules are being observed.

14.2 Forthwith, carry out all work that may be ordered by any competent public or local authority in respect of his Section, other than such work as may be for the benefit of the building generally, and pay charges, expenses, and assessments that may be payable in respect of his Section.

14.3 Use and enjoy the common property so as not to unreasonably interfere with the use and enjoyment of other persons lawfully on the premises.

14.4 Weed exclusive-use gardens and lawns.

14.5 Notify the Trustees or Agent immediately of any change of ownership in his Section or other dealing with his Section.

14.6 Shall not contravene, or permit the contravention, of any law, by-law, ordinance, proclamation, or statutory regulation, or the conditions of any license relating to or affecting the occupation of the building, or the common property, or the carrying on of business in the building, or so contravene or permit the contravention of the conditions of title applicable to his Section or any other Section or his exclusive use area or any other exclusive use area.

14.7 Shall not make alterations that are likely to impair the stability of the building or the use and enjoyment of other Sections, the common property, or any exclusive use area.

14.8 Shall not do anything to his Section or exclusive use area which is likely to prejudice the harmonious appearance of the building.

14.9 Shall, when the purpose for which an exclusive use area is intended to be used is shown expressly or by implication on or by a registered section plan, not use, nor permit such exclusive use area to be used, for any other purpose, provided that with the written consent of all owners such exclusive use area may be used for another purpose.

14.10 Shall only construct or place any structure or building improvement on his exclusive use area with the prior written consent of the Trustees, which shall not be unreasonably withheld.

14.11 Shall maintain the hot water installation which serves his Section, notwithstanding that such appliance is situated on the part of the common property and is insured in terms of the policy taken out by the Body Corporate.

14.12 Store or use or sell narcotics or hallucinatory drugs on the premises.

14.13 Play of games with hard balls (cricket balls, golf balls, or suchlike), use of air guns ("BB Guns" or suchlike) or ketties, or throw, propel, or shoot of stones, arrows, spears, sticks or other solid objects on the common property.

14.14 Not cause or permit any disorderly conduct of whatsoever nature upon the premises or permit any act, matter, or thing which shall constitute or cause a nuisance or any inconvenience to any other occupant or staff employed by the Body Corporate upon the premises.

14.15 Not permit or cause to be permitted overcrowding in a section – only 2 persons. per habitable room are permitted to reside permanently in a section.

15. PAYMENT OF LEVIES

15.1 Payment in full, of levies (including additional levies but not limited to the reserve fund, exclusive use contributions, or CSOS levies), fines and penalties, and electricity and water charges for each month must be received by the Body Corporate by the 1st of the month in advance.

15.2 If payment is received after the 1st of the month, interest will be raised on the outstanding amount based on the current mandated interest as per the Trustees Resolution on the total amount due. It will be included in the following month's statement in respect of that Section.

15.3 It is accepted that owners are responsible for managing their levy accounts and that the Trustees do not provide services such as arrear reminders in any form.

15.4 The Agent occasionally sends reminders to defaulting owners, which may attract a charge. An Agent may raise this charge if the Agent is registered as a debt collector as defined in the Debt Collectors Act No. 114 of 1998 and charges charged by the fees prescribed in Annexure B of the aforesaid Act.

15.5 Non-receipt of a statement or levy statement does not excuse non- payment of levy and other amounts due.

15.6 Levies are payable in advance by no later than the 1st of the month as per provision 15.1.

15.7 All roof-covered areas, carports, and dedicated parking bays per Section are included in the distribution of contributions.

15.8 Utilities are payable and charged one (1) month in arrears.

15.9 Owners that remain in default for sixty (60) days or more will be handed over to an attorney for collection of the arrear levies from the respective owners.

15.10 All costs paid by the Trustees or Body Corporate in the process of collection of the arrear levies will be paid by the owner and such costs will be added to the levy statement for the specific section which will constitute due demand for the payment thereof.

15.11 The owner would, although handed over to the CSOS, remain responsible for the settlement of the ongoing monthly levy, services, and other charges, and should these amounts remain outstanding, then the amounts accruing since the start of the process would be considered as amounts due in terms of the Act and the Rules applicable to the scheme.

16. ERADICTION OF PESTS

16.1 Residents shall keep their Section free of white ants, borer, and other wood-destroying insects and, to this end, shall permit the Trustees, the Agent, and their duly authorised agents or employees to enter his Section from time to time to inspect the Section and undertake such action as may be reasonably necessary to eradicate the pests.

16.2 The cost of the inspection eradication of any such pests as may be found within the Section in which any such pests may damage shall be borne by the concerned owner.

17. FIRE PROTECTION

17.1 Electrical supply: Residents may not tamper with or have work done on the common property's electrical apparatus. Any electrical faults detected on the common property must be reported to the Trustees immediately.

17.2 Electrical and gas apparatus in Sections, e.g., fans, heaters, stoves, kettles, lights, etc., must be checked regularly, maintained by the Resident, and repaired by a registered technician when necessary. Appliances should be used under supervision and not left on unnecessarily. After switching off the sockets, plugs should be pulled out when the appliance is not in use. All plumbing and electrical work shall only be affected by qualified and, where applicable, licensed or registered workmen.

17.3 Open fire braais: These are prohibited on common property and in Sections that do not have exclusive use gardens, except where facilities have been provided. Matches and lighters should be handled with care and kept out of the reach of children. Throwing cigarette butts out of windows or over balconies is strictly

prohibited, as this could start a fire. All flammable liquids must be kept in a safe place.

17.4 No 'braaiing' or fires are allowed in or on balconies, stoeps, terraces, or the common property. Braais are, however, allowed in Residents' exclusive use areas so that it does not cause a nuisance to any other Residents within the Complex.

17.5 Fire hoses and extinguishers: Fire hoses and extinguishers may only be used in cases of emergency. *Fire hoses may not be used for watering gardens or washing cars.*

18. ALTERATIONS

18.1 The Resident of a Section shall not place or do anything on any part of the common property or exclusive use areas, including patios, stoeps, or fences which, in the discretion of the Trustees, is aesthetically displeasing or undesirable when viewed from the outside of the Section.

18.2 No Section owner shall erect or be allowed to erect any form of fence on any part of the common property or in any exclusive use area.

18.3 No extension, alterations, or improvements to the extension of any Section, including awnings, shall be affixed or made unless the Trustees have been given full particulars thereof, including plans, approved by the municipality if applicable, have countersigned such plans and have given permission, in writing, to it as recorded with the Agent.

18.4 If such written permission is granted, it shall pertain only to the plans submitted to the Trustees for approval, and no variation thereof may be affected unless the owner has complied with the plans regarding such variation. Each application needs to be assessed. Neighbouring Sections' approval should also be sought before submission to the Trustees.

18.5 Concerning alterations or improvements to the interior of any Section, no structural alterations to the water connections, electric conduits, or plumbing may be affected unless the provisions contained in provisions 19.6 below first have been complied with.

18.6 No duty shall be placed upon any owner regarding the provision of any improvement on or to the common property unless a proposal to make such improvement has been approved by either a special resolution if it is deemed a necessary improvement or a unanimous resolution if it is not considered as an essential improvement at a general meeting of owners of Sections.

18.7 All security gates and burglar-proofing, etc., installed in an opening or part of the property must comply with the following:

18.7.1 all gates must be painted according to the current Body Corporate colour scheme.

18.7.2 must be according to specifications as laid down contained in these rules.

18.7.3 may still need to be removed as it forms part and parcel of the property.

18.8 All refuse, debris, etc., that result from any extensions, alterations, or improvement shall be removed by the owner concerned within three (3) days. If such refuse, debris, etc., is not removed, the Trustees may cause it to be removed, and all charges in connection therewith shall be for the account of the owner concerned and shall be paid by such owner.

18.9 Interior repairs and maintenance of whatever nature is the responsibility of the owner or occupant of the Section, and neither the Caretaker, if any, the Agent, nor any employee of the Body Corporate is to be requested to attend to such matters.

18.10 No building alterations shall be undertaken after 14:00 on a Saturday, and at any time on Sundays.

18.11 The use of power tools, hammers, etc., is restricted to:
Weekdays between 7:30 a.m. to 17:00 p.m.
Saturdays between 9:00 a.m. to 14:00 p.m.

18.12 Where alterations are made without approved plans, the Body Corporate reserves the right to insist that they must be reversed. It may levy a monthly penalty of R 1,000 every month, during which such reversal still needs to be completed.

19. LAUNDRY

19.1 Residents shall only erect their own washing line with the Trustees' prior written consent and shall not place or hang any washing or laundry on any part of the common property.

19.2 Washing or laundry should only be hung in the designated areas.

19.3 Washing MAY NOT be hung over balcony balustrades or in windows or draped over garden furniture.

19.4 Washing shall only be hung on the provided lines in the designated areas

19.5 Washing may only be hung on balconies/patios if a proper clothes horse is used. **NO** clotheslines are to be erected on balconies and patios.

20. LITTERING

20.1 Residents shall not deposit, throw, or permit to deposit or thrown, any refuse, including cigarette butts, food scraps, or any other litter, on the common property or into any Section or exclusive use area.

21. INDEMNITY

21.1 The Trustees/Body Corporate and their Agents shall not be for any injury, loss, or damage of any description which the Section owner or occupier and any member of the Section owner's family, visitors, or guests, or any employee or staff or any relative, friend, acquaintance, visitor, invitee or guest of the Section owner may sustain physically on his property, either directly or indirectly.

21.2 The Body Corporate must take out public liability insurance for an amount determined by owners at a general meeting, but not less than 10 million Rand (R10 000 000) or any such higher amount as may be prescribed by the Minister in any one claim and in total for any one period of insurance to cover the risk of any liability it may incur, to pay compensation in respect of:

21.2.1 any bodily injury to or death or illness of a person on or in connection with the common property; and

21.2.2 any damage to or loss of property sustained due to an occurrence or happening in connection with the common property as per Prescribed Management Rule 23(6) of the Act.

21.3 The Body Corporate /Trustees or the Agent’s representatives and staff accept no responsibility or liability regarding the receipt or the non-receipt and delivery of goods, postal matters, or other correspondence.

22. LETTING OF UNITS

22.1 All lessee/ tenants of Sections and other persons granted rights of occupation by an owner of the relevant Section are obliged to fully comply with these Conduct Rules, notwithstanding any provision to the contrary contained in any lease or any grant of occupancy rights.

22.2 Before granting occupation in respect of any lease agreement, the owner shall submit the following information to the Trustees:

(a) the full names, identity numbers, passport numbers (if applicable), e-mail addresses, and contact telephone numbers of the tenant(s) and other occupiers of the Section;

(b) the duration of the agreement;

(c) the address, email address and telephone number(s) of the owner and agent (if applicable); and

(d) confirmation that the tenant(s) and other occupiers have been given a copy of the Conduct Rules.

22.3 The owner undertakes to attach a copy of these Conduct Rules to the lease agreement, and the lease is to include a term such as the following: “The lessee acknowledges having received from the lessor a copy of the Conduct Rules for the Body Corporate. The lessee agrees and undertakes to be bound thereby and to comply in addition to that in all respects”.

22.4 Owners must not rent their Section for a period shorter than six (6) months. An owner may rent out his unit for six (6) months or longer.

22.5 No form of "time-sharing" or any similar arrangement, including a scheme whereby ownership is shared between a group of persons, may be concluded, marketed, or conducted in respect of a Section.

23. DRIVEWAYS AND PASSAGES

23.1 It is not permitted to ride bicycles, skateboards, or play games in the passages or driveways, nor may they be left on any part of the common property. Passages must at all times be left clear. Residents or guests shall not use these areas to play ball, other games, picnics, etc.

24. NOISE AND DISTURBANCE

24.1 No Resident shall make or allow excessive noise to disturb the other Sections at any time.

24.2 Reasonable silence must be maintained from:
Sunday to Thursday between the hours of 22h00 to 08h00
Fridays and Saturdays between the hours of 24h00 to 09h00

24.3 Radios, CDs, musical instruments, TVs, and other sound-producing devices shall not be played or used in such a manner as to interfere with any other Resident's enjoyment of his Section or the common property.

24.4 Automobile hooters shall only be sounded on the common property with good reason.

24.5 No hammering, drilling, sawing, mowing of lawns or other such work shall be conducted before 07:30 a.m. and after 17:00 p.m. on weekdays and from 9:00a.m.

to 14:00 p.m. on Saturdays. Subject to other provisions of this rule, such work is permitted, provided it is performed in moderation. It does not unreasonably interfere with the use and enjoyment of any Resident of his Section or the common property. The Trustees may prohibit any person from performing any such work.

24.6 Residents shall ensure that their children and visitors comply with these Conduct Rules.

24.7 Motorcycles and bicycles may only be used as formal transport to enter and leave the common property. This must occur along the defined routes and not on any paths or other parts of the common property. Motorcycles and bicycles may not be used for any other purpose or manner on the common property, including exclusive use areas.

25. REFUSE REMOVAL

25.1 Each Resident is to place their refuse bag in the refuse area in the bins provided.

25.2 Residents are responsible for taking their refuse to the bin provided in the designated area.

25.3 Residents are to ensure that before refuse is placed in the refuse bins provided, it is securely wrapped in a suitable, strong black plastic bag (refuse bag). In the case of tins or other containers, it is completely drained before it is placed in a refuse bag.

25.4 Empty cardboard boxes will be flattened and placed in the refuse bins provided.

25.5 When disposing of recyclable material in the recycling bins, the Residents must dispose of plastic, paper, tin, or glass in the appropriately labelled green bin in the refuse room.

25.6 Persons leaving rubbish on any part of the common property or public Sections surrounding the property are liable to prosecution, and such offenders must be reported immediately to the Trustees.

25.7 The Residents must dispose of any abnormal refuse, building rubble, or oversized items that do not fit into the refuse bins at their own cost.

25.8 The Residents 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.

25.9 The Residents must ensure that the health, hygiene, or comfort of others are not adversely affected in disposing of refuse.

26. SECURITY

26.1 Security personnel protect the **Complex**, its Residents, employees, and assets. They control access to the **Complex,** and all Residents, employees, contractors, visitors, and tenants must always adhere to all security rules as amended occasionally. Security personnel will not be used for any errands.

26.2 Access to the Complex will be via the main entrance only, and visitors must sign the visitor's book as presented by the security guard on duty. The guard will then contact the relevant owner and obtain the necessary permission for the visitor to enter the Complex.

26.3 No Resident and/or staff are to allow access to other tenants or owners' Sections at the gate if access by mobile phone do not work.

26.4 Access shall be denied to any persons on foot unless such visitor is personally accompanied by the respective Resident.

26.5 Children under the age of sixteen (16) will not be permitted to be loaded on the system to allow/grant access to visitors, contractors or any person(s) for whatever reason.

26.6 To minimise the security risk, it is the duty of Residents to inform the Caretaker or Trustees of their contract with workmen, plumbers, electricians, painters, curtaining and/or carpet contractors who move around the property in the performance of their work. These contractors will require a letter from the resident authorising them to work on the relevant unit, and will not be allowed onto the property without authorisation.

26.7 New Residents must complete an owner's registration form and submit the same to the Agent as detailed in the communications below. Their details will then be registered on the Body Corporates' database so that the necessary access cards/remotes to be utilised at the entry and exit booms are issued to them. Access cards/remotes may only be issued to immediate family and friends living with the Residents.

26.8 Security-issued access cards/remotes will undergo an annual verification process by the Trustees to ensure that all access cards/remotes are accounted for.

26.9 The Security Guards are **NOT** allowed to open either entry or exit booms for Residents.

26.10 Should an access card/remote be lost, the Resident must immediately notify the Agent via email as detailed in the communications below so that said access card/remote can be cancelled to avoid a security breach to the Complex.

26.11 New Residents must register their details with the Agent to ensure that their contact telephone numbers are registered on the security phone system so that security personnel can make telephonic contact with them to obtain permission to allow their visitors entrance into the Complex to proceed to their residence. Failure to do so shall result in visitors being denied access to the Complex.

26.12 Access cards/remotes may not be utilised by anyone other than the Resident or be loaned to other persons. Any person who employs the service of a home sitter or pet sitter during periods of absence is to advise security of the name, telephone number, and vehicle details of such sitter to enable security to permit access to such person. In addition, security is to be advised of the Resident's departure date and return date so as not to allow such a sitter onto the Complex after the Resident has returned.

26.13 The security guards will be doing a tough job. They may not under any circumstances be abused by Residents, visitors, or any person whatsoever. Any person caught abusing the security guards shall be penalised and fined accordingly. Residents will be held liable for the actions of their staff and visitors.

26.14 Residents, guests, contractors, and other persons on or in the Complex will be held liable for any damages or destruction of security equipment or goods, including but not limited to fences, gates, remotes, visitors' cards, or any other security equipment or goods and owners shall be required to, at their cost, replace such damaged equipment.

26.15 Residents and visitors are obliged to cooperate with any request and abide by any rules laid down by the Trustees regarding security in the Complex.

26.16 No person shall be permitted to enter the Complex without first identifying themselves.

26.17 Vehicles are subject to be searched at any time when necessary.

26.18 The Complex will be manned by security guards twenty-four (24) hours a day, seven (7) days a week, and patrolled randomly. Should any Resident find this not taking place, they are encouraged to bring this to the Trustees' attention as soon as possible.

26.19 No Residents may issue instructions to security guards. If a Resident wishes to bring a matter to the attention of the security guards, they are invited to communicate such matter to the Trustees.

26.20 Residents on the perimeter wall are responsible for keeping any overgrowth clear of the electrified fence.

26.21 Residents on the perimeter fence must advise visitors of the dangers. The Complex will not accept any liability for any damage or death due to the electric fence, however or whatsoever caused.

26.22 It is advisable that all Residents install a home security system as soon as possible after taking occupation of their homes and to link the system to an armed response company.

26.23 The security system installed in dwellings must be technologically up to date to not become a nuisance or disturbance to other Residents.

26.24 No property may be secured with a razor, barbed wire, or similar fencing or electrical fencing during or after the construction period or at any other stage.

27. SEWERS AND WASTE PIPES

27.1 Any blockage in sewers and waste pipes that serve one Section only, i.e., within a Section or between a Section and pipes that serve other Sections, is the responsibility of the owner of the Section concerned, and the cost of cleaning the blockage will be for the account of such owner.

27.2 Foreign objects, such as nappies, newspapers, sanitary towels, toys, etc., should not be flushed down toilets.

28. STORAGE OF FLAMMABLE MATERIALS

28.1 A Resident shall not store or harbour upon the said premises any goods which may violate any fire insurance policy held by the Body Corporate or increase the premium in respect of such policy.

29. VEHICLES

29.1 No vehicle other than a passenger, light delivery vehicle or motorcycle may park or stand regularly in any designated parking bay without the Trustees' prior written consent. One (1) vehicle may not occupy two visitor parking bays/carports.

29.2 Two (2) vehicles may not be parked in one (1) parking bay or garage if they protrude beyond the designated parking area.

29.3 A Resident shall not at any time use a carport or parking bay other than for the parking of a motor vehicle. No parking bay or carport shall be used for the dumping of builders' rubble or any other rubbish.

29.4 Vehicle alarms that are triggered must be attended to by the owner of the vehicle immediately. Should the owner of the vehicle be absent from the Complex, and the vehicle alarm causes a disturbance to the Residents in the complex, the

Trustees will be entitled to have the alarm switched off in whatever manner deemed fit at the expense of the owner of the vehicle.

29.5 Each unit has one (1) allocated carport and parking in front thereof, with overflow parking marked as visitors parking for a **second** vehicle in the household. Additional vehicles are not permitted unless so approved in writing by the Trustees.

29.6 No Resident shall park or stand any truck, trailer, boat, caravan, or motorhome in the Complex without the prior written consent of the Trustees.

29.7 No Resident shall park or stand upon the common property or permit or allow any vehicle to be parked or stood upon the common property for which the vehicle exceeds 3 tons in gross mass.

29.8 No Resident shall park or stand upon the common property or permit or allow any vehicle to be parked or stand upon the common property for indefinite periods without the Trustees' written consent.

29.9 Any vehicle parked in contravention of these Conduct Rules may be clamped by the Body Corporate without the Body Corporate incurring any liability for damages claim. The amount for clamping, storage, and other costs associated therewith shall be for the account of the owner concerned, which amounts shall be included on the monthly statement in respect of the Section.

29.10 Residents shall ensure that their vehicles, their visitors, and guest's vehicles do not drip oil or brake fluid on the common property.

29.11 No Resident shall be permitted to dismantle or effect repairs to any vehicle on any portion of the common property, exclusive use areas or in a Section.

29.12 Vehicles must not travel at excessive speeds on the common property.

29.13 Vehicles must enter and leave the common property as quietly as possible; no hooting or revving of engines is permitted on the common property.

29.14 Speed limits on the driveways or common roads is a maximum 15km/hour.

29.15 Driveways must always be kept clear, and visitors must park in designated parking areas only.

29.16 Cars should always be parked with due consideration to other Residents so as not to interfere with traffic flow or so as to obstruct any other vehicle, person, or entry to parking areas.

29.17 Visitors must find parking outside the Complex if no vacant visitors parking bays are available.

29.18 Residents should not permanently use the areas designated as visitor parking, as these areas are meant explicitly for visitors.

29.19 Trailers may only park permanently in visitors' parking with the Trustees' prior written consent.

29.20 Observe and obey all road signs on the common property and do not drive their vehicles on the common property in a manner that causes a risk or danger to persons or property or a nuisance to their persons, in the opinion of the Trustees.

29.21 Only drive a vehicle or allow it to be driven with the driver having a current South African driver's license.

29.22 No person may reside or sleep in a vehicle, trailer, caravan, garage, carport, or any part of the common property.

30. GAS AND ALTERNATIVE POWER INSTALLATIONS

30.1 No gas installation of a stove or oven may be installed in respect of a Section or on the common property without the prior written consent of the Trustees and subject to compliance with the conditions as set out in the provisions below.

30.2 In the event of there being a gas installation in a Section, the Resident shall at his cost, be obliged to obtain a certificate of conformity in respect of such installation as is required by the Occupational Health and Safety Act, No. 85 of 1993, Regulation 17(3) of the Pressure Equipment Regulations of 2009.

30.3 The installation may only be installed by an authorised installer registered with Liquefied Petroleum Gas Safety Association of Southern Africa (''LPGAS'').

30.4 The Body Corporate and its Agents shall have reasonable access to any Section to inspect such gas installation. Should any repairs be required by the Body Corporate to the gas installation, such repairs will be for the owner's costs.

30.5 It is recorded that the Residents must supply the Trustees with the required certificate of conformity once every year.

30.6 No gas cylinder over seven (7) kilograms may be installed in any Section without the prior written consent of the Trustees.

30.7 All gas cylinders must be enclosed in a suitable secure cage outside the Section.

30.8 Should an inverter be installed by a Resident, the Resident must ensure that it is on the local municipalities approved inverter list, i.e., make and module. **The NRS-097**

regulations ''Grid Interconnection of Embedded Generation'' specify which inverters are approved to be connected to the grid.

30.9 A Resident must have a valid certificate of compliance issued by a qualified electrical contractor once the inverter is installed.

30.10 The inverter must be installed within a safe space within the Section. A safe space can be defined as a garage or where it can be easily connected to the grid.

30.11 Residents are responsible for notifying their insurers before installing inverters.

30.12 Residents must receive written approval from the Trustees before installing the inverter, including the approvals per provisions 30.7 and 30.8

31. GENERATORS

31.1 Generators shall only be installed at the Complex with the prior consent of the members of the Body Corporate by Special Resolution.

Once a special resolution has been passed by the members of the Body Corporate providing consent for the installation of a generator the following conditions shall apply:

31.1.1 Any generator installation, whether purchased or rented and irrespective of output or portability, requires a special resolution of owners and their proxies present at the meeting.

31.1.2 Only ultra-silent generators running at a maximum of 1500 revolutions per minute with a maximum sound pressure level of 51 dB will be allowed.

31.1.3 May not be installed on common property (pavements and roads).

31.1.4 It may not be visible from the road.

31.1.5 Fire safety: must not be within one (1) meter of the boundary.

31.1.6 All fuel must be stored in leak-proof/airtight containers specifically designed for such storage.

31.1.7 Potential for noise disturbance: while it is accepted that generators are noisy, attempts should be made to position them for minimum impact on neighbours.

31.1.8 Sufficient ventilation to prevent fumes build-up is required. Full venting details will be needed per National Building Regulations if the unit is not to be used externally.

31.1.9 Generators may not be operated between 23:00 p.m. and 6:00 a.m.

31.1.10 If it can be demonstrated that the generator unit in operation cannot be heard from adjacent Sections, then exemption from the above rule may be granted.

31.1.11 This applies to small portable generators not connected to the existing electrical circuits/distribution board but merely have an extension cord that electrical appliances may be plugged into.

31.1.12 A site plan showing the location of the intended operating position, including proximity to the boundary wall, must be submitted for approval before use to assess fire safety.

31.1.13 Full details of the generator to be purchased must be detailed in the application for approval.

31.1.14 **Note: CO (Carbon Monoxide) poisoning risk is genuine.**
Portable generators are not intended to be used internally. CO build-up is possible in open-sided carports; hence, these areas are not considered external.

32. VISITORS

32.1 Residents are responsible for the conduct of their visitors, and they must ensure that all rules in terms of the Act or these rules are correctly adhered to.

33. CONTRAVENTION OF CONDUCT RULES AND IMPOSITION OF PENALTIES

33.1 If the conduct of a Resident, tenant, or their domestic workers or visitors constitutes a nuisance, contravention of any of the Conduct Rules or any of the duties of the owners, then the Trustees may furnish the Resident with a written notice via email, or registered post.

33.2 In the notice, the conduct that constitutes a nuisance must be described, or the provision that has allegedly been contravened must be indicated. The recipient must be warned that if the conduct or contravention persists, a penalty will be imposed on the owner of the Section.

33.3 If the Resident, domestic staff member or visitor persists in the particular conduct or contravention of a specific rule, the Trustees will convene a meeting to discuss the matter.

33.4 A written notice in terms of which the alleged transgressor is informed of the purpose of the meeting, and invited to attend, will be sent to the owner of the

Section at least seven (7) days before the meeting is held. At the meeting, the transgressor must be allowed to present his case, but except in so far as the Trustees permit them, they may not participate in the rest of the meeting.

33.5 After the transgressor has been allowed to present his case, and if the majority of the Trustees present at the meeting agree that a provision/s of the Conduct Rules have been contravened, the Trustees may, by majority resolution, impose a reasonable penalty on the transgressor.

33.6 The Trustees will record the outcome of the meeting and may resolve to:

(a) Uphold the penalty; or
(b) Withdraw the penalty.

33.7 A Trustee will not be entitled to participate at the meeting in the capacity of Trustee if they or any occupants and tenant occupy the Section that they own, and/or represent the alleged transgressor.

33.8 The imposition of any penalty in terms hereof shall be without prejudice to, and shall not affect and shall not be in addition to any other rights available to the Body Corporate at law and, in particular, its right to apply for an order to the CSOS or any competent court, compelling any Resident to comply with the provisions of these rules or to desist from infringing same.

33.9 The Trustees may, at any time lodge a dispute at the CSOS or institute action in any competent court to resolve the matter if they are satisfied that all internal dispute mechanisms have been exhausted.

33.10 Any CSOS Adjudication Order will be final and binding on the parties.

33.11 The fines and penalties will be less than the monthly levy charged to the owner involved.

33.12 Should the fine and penalties be more than the monthly levy indicated on the Fines and Penalties Transgression Chart, the fine and penalty amount will be reduced to R 100.00 less than the actual levy. For example, if the levy is R 800.00, the acceptable amount will be R 700.00.

33.13 If the Body Corporate or the Trustees instruct attorneys in connection with or arising out of any infringement by a Resident, tenant, owner or their domestic workers or visitors of any provision of these rules, such owner shall be liable to reimburse the Body Corporate on demand for all its legal costs incurred in respect thereof.

34. FINE AND PENALTY TRANSGRESSION CHART (ANNEXURE A)

NO.	DESCRIPTION (Warning for First Offence)	PENALTY
1.	**DISTURBANCES**	
a.	Domestic noise (loud music, partying, etc.): Second Offence	R 500.00
b.	Domestic noise (loud music, partying, etc.): Third Offence	R 500.00
c.	After-hours social noise (loud music, partying, etc.): Second Offence	R 750.00
d.	After-hours social noise (loud music, partying, etc.): Third Offence	R 1000.00
e.	Domestic animal noise disturbances (excessive dog barking)	R 500.00
2.	**DOMESTIC REFUSE & WASTE**	
a.	Dustbins not kept in the designated areas	R 500.00
b.	Refuse boxes and materials stored on the verge or driveways	R 500.00
c.	Washing hung over balconies or balustrades	R 500.00
3.	**ANIMALS**	
a.	Dogs roaming/walking without a leash: Second Offence	R 500.00
b.	Dogs roaming/walking without a leash: Third Offence	Steps to remove animal from complex
c.	Dogs attacking residents, animals, contractors	Steps to remove animal from complex
d.	Dogs defecating in public and on common property	R 500.00
e.	Other Animals causing nuisance to other residents: Second Offence	R 750.00
f.	Other Animals causing nuisance to other residents: Third Offence	Steps to remove animal from complex
4.	**TRAFFIC AND TRANSPORT VEHICLES**	
a.	Exceeding prescribed speed limit: Second Offence	R 500.00
b.	Exceeding prescribed speed limit: Third Offence (and thereafter)	R 1000.00
c.	Reckless driving (not abiding by traffic rules and tailgating)	R 500.00
d.	Illegal parking	R 500.00
e.	Caravans and or trailers parked or stored without the prior written approval of the Trustees	R 500.00
5.	**ENVIRONMENTAL**	
a.	Making fires within the swimming pool area or on the common property	R 500.00
b.	Oil spillages on the road or parking bays	R 500.00 & clean-up cost
c.	Littering	R 500.00
d.	Removing or planting plants or flowers on the common property without the Trustee's permission.	R 500.00

6.	**BUILDING**	
a.	Where alterations are made without such approved plans, the Body Corporate reserves the right to insist they must be reversed. It may levy a monthly penalty of R 1,000 every month, during which such reversal still needs to be completed.	R 1000.00
b.	Contractors transgressing the Conduct Rules during the building period	R 500.00
7.	**MISCELLANEOUS**	
a.	Aesthetically displeasing or undesirable objects in and around the Section or exclusive use areas.	R 500.00
b.	Unauthorised business practices on the premises	R 500.00
c.	Any provisions being breached about the swimming pool	R 500.00
d.	Any other provision of the Conduct Rules not explicitly mentioned in the Fine and Penalty Transgression Chart (Second Offence)	R 750.00
e.	Any other provision of the Conduct Rules not explicitly mentioned in the Fine and Penalty Transgression Chart (Third. Offence)	R 1000.00