



DEPARTMENT: LAND AFFAIRS  
REPUBLIC OF SOUTH AFRICA

Office of the Registrar of Deeds, Private Bag X9073, CAPE TOWN, Tel (021) 464 7600. Fax (021) 464 7727

**REQUEST FOR COPIES OF DEEDS AND DOCUMENTS**  
**DEEDS OFFICE ACCOUNT HOLDERS**

DATE: 14/10/2004 FIRM BOX NO. 107  
FIRM NAME: Resling & Co. Attorneys FIRM ACC. NO. 1044  
APPLICANT: Mr. Resling FIRM REF. NO. A.P.O.

TITLE NO. DOC. REF.	MICROFILM REF. YEAR/ROLL/BLIP	REG 66 INFO	REG 67 JUDICIAL	REG. 68 LOST COPY	REG. 70 MISC.
<u>Roots</u>					
<u>CASCARLES 4</u>					
<u>SB/E 1510/2004</u>	<u>2004 1077</u>	<u>X</u>			
	<u>0688 - 0714</u>				

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## CONDUCT RULES

BC

[Section 35(2)(b) of the Sectional Title Act, 1986]

### Animal, Reptiles and Birds

1. (1) An owner or occupier of a section, shall not, without the consent in writing of the trustees, which approval may not be unreasonably withheld, keep any animal or bird in a section or on the common property.
- (2) When granting such approval, the trustees may prescribe any reasonable condition.
- (3) The trustees may withdraw such approval in the event of any breach of any condition prescribed in terms of sub-rule (2).

### Refuse disposal

2. (1) An owner or occupier of a section shall -
  - (a) maintain in a hygienic and dry condition, a receptacle for refuse within his section, his exclusive use area or on such part of the common property as may be authorised by the trustees in writing;
  - (b) ensure that before refuse is placed in such receptacle it is securely wrapped, or in the case of tins or other containers, completely drained;
  - (c) for the purpose of having the refuse collected, place such receptacle within an area and at the times designated by the Trustees;
  - (d) when the refuse has been collected, promptly return such receptacle to his section or other area referred to in paragraph (a).

### Vehicles

3. (1) No owner or occupier shall park or stand any vehicle upon the common property, or permit or allow any vehicle to be parked or stood upon the common property, without the consent of the trustees in writing.
- (2) The trustees may cause to be removed or towed away, at the risk and expense of the owner of the vehicle, any vehicle parked, standing or abandoned on the common property without the trustees' consent.

- (3) Owners and occupiers of sections shall ensure that their vehicles, and the vehicles of their visitors and guests, do not drip oil or brake fluid on to the common property or in any other way deface the common property.
- (4) No owner or occupiers shall be permitted to dismantle or effect major repairs to any vehicle on any portion of the common property, an exclusive use area or in a section.
- (5) Motor vehicles may not be washed in any parking bays and may only be washed in the designated car wash area.
- (6) Fire hoses may not be used for the washing of motor vehicles.
- (7) A load restriction of 3 tons gross mass applies to all vehicular traffic in the complex as well as a maximum of 3 axis per vehicle.
  - (a) in respect of sections utilized for office purposes:
    - live loads with a maximum of 200 kg/m<sup>2</sup>
  - (b) in respect of sections utilized as residential apartments:
    - live loads with a maximum of 150 kg/m<sup>2</sup>
  - (c) parking garage:
    - live loads with a maximum of 250 kg/m<sup>2</sup>
- (8) A maximum speed limit of 15 kilometres per hour shall be observed on the common property.
- (9) Any vehicles brought onto the property are solely at the risk of its owner/s, the body corporate having no liability for the loss or damage to vehicles or their contents.

**Damage alterations or additions to the common property**

4. (1) An owner or 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.

- (2) Notwithstanding sub-rule (1), an owner or person authorised by him, may install -
- (a) any locking device, safety gate, burglar bars or other safety device for the protection of his 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 nature and design of the device and the manner of its installation.

- (3) An owner may not make structural alterations nor permit the erection of awnings, carports, walls or fences, without the prior written consent of the trustees and then subject to such conditions as the trustees may impose.
- (4) Repairs or alterations to electrical wiring and plumbing shall be effected only by a person qualified to do so and such work shall comply with the standards and by-laws of the local authority.
- (5) Fire hoses shall only be used for the intended purpose and not for the watering of gardens, cleaning of vehicles, roadways or the like.

#### Appearance from outside

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

#### Signs and Notices

6. (1) No owner or occupier of a section used for residential purposes, shall place any sign, notice, billboard or advertisement of any kind whatsoever on any part of the common property so as to be visible from outside the section.
- (2) The owners of sections used for office or retail purposes, may install a signboard on the outside of their section and the owners of the different sections may, from time to time

decide on the specifications of the signboards, so that the signboards will be, in respect of each and every section, of similar specifications. No signboard may be erected without the consent of all the owners of sections used for office or retail purposes.

- (3) The owners of sections shall not be allowed to erect any estate agents' signboards without the prior written consent of the trustees being obtained.

#### Littering

7. An owner or 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 butts, food scraps or any other litter whatsoever.

#### Storage of inflammatory material and other dangerous acts

8. An owner or occupier shall not store any material, or do or permit or allow to be done, any other dangerous act in the building or on the common property, which will or may increase the rate of the premium payable by the body corporate on any insurance policy.

#### Letting of units

- 9.1 All tenants of units and other persons granted rights of occupancy by any owner of the relevant unit are obliged to comply with these conduct rules, notwithstanding any provision to the contrary contained in any lease or any grant of rights of occupancy.
- 9.2 An owner may let or part with occupation of his section provided that no such letting and/or parting with occupation shall in any way release the owner from his obligations to the body corporate hereunder or in terms of the rules, or, in terms of the Act.

#### Nuisance

- 10.1 An owner shall not cause or permit any disorderly conduct of whatsoever nature in a section or upon any part of the common property or do or permit any act, matter or thing in or about the same which shall constitute or cause a nuisance or any inconvenience to any other owner or occupier.
- 10.2 Motor hooters may not be used on the common property.

10.3 Radios, musical instruments, record players and television receivers must be used in such manner as not to be heard in adjoining sections or on the common property.

#### Use

- 11.1 All owners and occupiers of sections shall insure that their respective activities in, and uses of, the common property and of a section or any part thereof, which all services facilities and amenities available on the common property shall at all times be conducted and carried out with reasonable and diligent care and with due and proper consideration for the remaining owners and occupiers, and in accordance with the rules and the provision of the Act.
- 11.2 An owner shall not store or leave or allow to be stored or left any article or thing in any part of the common property except with the consent of the trustees first having been obtained.
- 11.3 No servant may be housed on the property without the prior written permission of the trustees having been obtained. The granting of such permission shall be in the sole discretion of the trustees and permission may be withdrawn at any time by the trustees upon giving the owner or occupier seven (7) days written notice of such withdrawal. In such event, the owner or occupier shall ensure that the servant in question is permanently removed from the property or the section within the stipulated period.
- 11.4 An owner or occupier of a section is liable for the conduct of his visitors and he must ensure that adherence to all requirements of the Act and the rules.
- 11.5 Visitors are not allowed to park on the common property except in areas demarcated for that purpose.
- 11.6 All owners, whether or not personally in occupation of their sections and occupiers, regarding to residential sections, shall at all times ensure that the number of persons in occupation of that section at any time does not exceed the following numbers:
- (a) in a one bedroom unit : 2 persons;
  - (b) in a two bedroom unit : 4 persons.

#### Levies

12. Monthly levies are to be calculated as per the participation quota and are to be paid on or before the seventh (7th) day of each month, failing, which interest shall accrue thereon from the eighth (8th) day of the month to date of payment at the prime bank lending rate plus 10% per annum. No notice to pay levies will be given and the owner will be liable to pay all costs on an attorney and client basis and collection commission of 10% on moneys collected. All owners shall pay the treasurer by cheque or cash, or deposit the amount directly into the body corporate's bank account on which a deposit slip must be supplied to the treasurer.

#### Notices

13. Any notice given in terms of these rules by registered post from the Post Office in the Western Cape shall be deemed to be received four (4) days after posting.

#### Parking Facilities

14. All parking bays available on the common property are hereby allocated to the sections for their exclusive use. The section owners will be entitled to sell their rights to the parking bays to another owner in the development scheme or he will be entitled to rent a parking bay to another owner in the development scheme subject to the owner of the specific section informing the Body Corporate in writing prior to the effective date of such Sale Agreement.

The parking bays as allocated in terms of these rules may not be changed or reallocated without the consent of the Body Corporate as well the owner of the section to which the parking bay was demarcated to.

The section owners will not pay any additional levies in respect of the parking bays allocated in terms of the Conduct Rules since the levies will be calculated according to the participation quota as reflected in the approved Sectional Title Plan of the Development scheme.

The parking bays are therefore allocated to the following units for exclusive use by them:

UNIT NO	LOCK UP BAYS	STOREROOM	OPEN BAY	TANDAM BAY
101			48	
102			64	
103			55	

Lockup      Stal      Open bay      Torden

104			66	
105			52	
106			54	
107	8			
108	9			
201	6 & 7			
202	67	A		
203			49	
204			50	
205	75			
206	5			
208	74			
301			51	
302			39	
303			65	
304			38	
305			60	
306				41
307				44
308				45
401			53	
402			76	
403			56	
404	10			
405			59	
406	27			
407	11			
408	79			
501			61	
502			62	
503			77 & 78	
504			37	
505			63	
506			57	
507				46



	<i>made up</i>	<i>Stce</i>	<i>Openings</i>	<i>Timber</i>
508			40	
601	21 & 22			
602	68 & 69	E & C		
603	19 & 20			
604				42 & 43
605	18 & 71	E		
606	15 & 70	D		
607	25 & 26			
608	23 & 24			

#### Eradication of pests

15. An owner shall keep his section free of white ants, borer and other wood destroying insects and to this end shall permit the trustees, the managing agent, and their duly authorised agents or employees, to enter upon his section from time to time for the purpose of inspecting the section and taking such action 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 born by the owner of the section concerned.

#### Transgression of Rules

16. The trustees may impose fines for any person bound by these rules fails to comply with any duty imposed by them or transgressor breach any of the rules.

#### Laundry

17. An owner or occupier of the section shall not, without the consent in writing of the trustees, erect his own washing lines, nor hang any washing or laundry or any other items on any part of the building or the common property so as to be visible from outside the buildings or from any other sections.