

491

4 pages

Annexure 9 - CONDUCT RULES

(Section 35 (2) (b) of the Sectional Titles Act, 1986)

Amended Conducted Rules by Body Corporate of A.C.M. dated 02 January 2006
Sectional title Scheme No. S.G. No. D 143/92 SS 1/93


1. Animals, reptiles and birds

- ALL
- (1) An owner or occupier of a section shall not, without the consent in writing of the Trustees, which approval may not unreasonably be withheld, keep any animal, reptile or bird in a section or on the common property.
 - (2) When granting such approval, the Trustees may prescribe any reasonable condition.
 - 2.a Dogs may not be allowed to roam unsupervised on Common Property.
 - 2.b They shall be properly controlled and have a tag with the unit number and name of the owner.
 - 2.c Owners shall ensure that their pets do not foul the common property. Should any pet foul common property the occupant of the unit to which the pet belongs shall remove all excrement or other mess left by such pet.
 - 2.d If any pet becomes a nuisance, complaints must be made in writing. The owner of such pet shall be obliged to take immediate steps to remedy the complaint.
 - 2.e No visitors will be allowed to bring pets onto the Common Property.
 - 2.f Where the Trustees have withdrawn permission for any occupant to keep a pet, such pet shall be removed from the complex within 5 day's notice of such revocation being delivered to the section concerned, failing which such pet may be removed by the SPCA at the request of the Trustees and the Trustees may hold the occupant liable for costs thereof.
 - 2.g No pets, are permitted in the pool area.
 - (3) Poisons of any description may not be used to kill rodents.
 - (4) The Trustees may withdraw such approval in the event of any breach of any condition prescribed in sub-rule (2).
 - (5) The body corporate accepts no responsibility of owners pets.

2. Refuse disposal

- (1) An owner or occupier of a section shall-
 - (a) maintain in an 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) Owners are requested to place their refuse in securely tied plastic refuse bags. Ensuring that before refuse is placed in such receptacle it is securely wrapped, or in the case of tins or other containers, completely drained. Only household refuse is collected for removal. Owners are responsible for Building / renovation refuse disposal.
 - (c) In the event that one refuse bin is insufficient for your needs you may not utilise your neighbours refuse bin.
 - (d) for the purpose of having the refuse collected, place such receptacle

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TRUSTEES ONLY
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- receptacle within the area and at the times designated by the Trustees
(c) when the refuse has been collected, promptly return such receptacle to your section or other area referred to in paragraph (a)

Vehicles

- (1) Vehicles shall be parked in such a way that they do not obstruct traffic or owners access to their sections.
 - (a) Use of hose pipes is not allowed for washing of vehicles.
- (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 occupier shall be permitted to dismantle or effect major repairs to any vehicle on any portion of the common property, on an exclusive use or in a section.
- (5) No caravans may be parked adjacent to an owners section or on the common property

4. Damage alterations or additions to the common property

- (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 subrule (1), an owner or person authorised by him may install -
 - (a) any locking device, safety gate, burglar bars or any 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.
 - (c) In the event of any damage to any doors, windows or other external portions of the property being caused through the negligence of the owner or tenant of any particular section the Body Corporate shall be entitled to recover from such owner the cost thereof.

5. Appearance from outside

The owner or occupier of a section used for residential purposes 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.

6. Signs and notices

No owner or occupier of a section, used for residential purposes, shall place any sign, notice, or billboard or advertisement of any kind whatsoever on any part ..

SECTION ONLY
ADDRESSES - CONDUCT RULES
[Section 35 (2) (b) of the Sectional Titles Act, 1986]

/part of the common property or of a section, so as to be visible from outside the section, without the written consent of the trustees first having been obtained from the Body Corporate or Trustees.

7. Littering

- (a) 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. Taking cognizance that Chop bones can cause injury to bare feet.
- (b) If any child, occupant or visitor infringes the provisions of (a) the owner as the case may be, shall be responsible therefore.
- (c) Occupants shall instruct their children and visitors of this rule, and shall use their best endeavours to ensure that it is complied with.

8. Laundry

An owner or occupier of a 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, in particular washing may not be hung over the walls of common property of any unit, or the common property so as to be visible from outside the buildings, or from any other sections. No resident shall erect his own washing line. Laundry will only be permitted on washing lines in inconspicuous areas or on portable clothes airers.

9. Storage of inflammatory material and other dangerous acts.

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.

- (a) No bottles, glasses or other glass object of any kind are permitted in the pool area.

10. Activities on the Common Property

- (1) No rough dangerous games, nor games that interfere with any occupants enjoyment of the pool area or areas of the common property are permitted.
- (2) Tampering with the pool pumps and equipment is not permitted.
- (3) The gate into the swimming pool area is to be kept latched at all times.
- (4) Discretion must be used by occupants with respect to the number of guests to avoid monopolising the pool area.
- (5) No unlicensed driver is allowed to use petrol or mechanical driven vehicles in or around the common property.
- (6) Loud noise, generated by sound producing devices, is not permitted in the pool area or other areas of the common property. Devices shall not be played or used in such a manner as to interfere with

- / with the occupant's enjoyment of his unit or of the Common Property.
- (7) Noise levels should be kept to a minimum between 14:00 hrs and 15:00 hrs. Silence should be maintained during the hours of 24:00 hrs. to 0600 hrs.
 - (8) Common courtesy and regard for the rights of others are essential for the full enjoyment of our complex. Please respect other owners and contribute to the general peace and quiet in the complex.
 - (9) No owner shall be entitled to pitch tents or park caravan/vehicles within the body corporate grounds for the purpose of allowing persons to sleep therein.

13 11. Supervision of Children

- INFORMATION
GETTING CLOSE BY
- (1) Owners should take responsibility of supervision of their children at all times. Occupants shall properly supervise their children, their children's friends, and children of their visitors so that no provision of these rules are infringed by such children, and that no damage or nuisance is caused to any occupants, to the property of any occupant or to the common property or an unoccupied unit. In particular, and without affecting the generality of the foregoing, children shall not damage, deface or interfere with the plants, decorations, signs, nameplates, or equipment, and shall not enter an unoccupied unit, climb onto any roof of units or complex perimeter walls or pool perimeter walls. Children whose behavior interferes with other occupants of the pool will be requested to leave the pool.
 - (2) Children are not permitted to play on exclusive use areas of another owner's section without the owner's permission.

10 12. Letting of Sections.

All tenants of sections and other persons granted rights of occupancy by any owner of the relevant sections 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.

11 13. Eradication of pests.

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 costs 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.

Annexure 9 - CONDUCT RULES

{Section 35 (2) (b) of the Sectional Titles Act, 1986 }

14. Maintenance

- (1) Owners are responsible to maintain the buildings and property of individual units in the complex in a clean and orderly condition.
- (2) No owner shall paint, decorate or in any other way alter the colour scheme of his section other than with the consent of the Trustees / Body Corporate.
The colours selected for the exterior of buildings must be in accordance with the body corporate range and no deviation will be allowed.
 - (a) Roofs - Plascon NuRoof Green TRP 25
 - (b) Patio Roofs and Window Sun Screens - Green and White to conform with others shade covers on sections. (Not in contrast to existing Shade Covers.)
- (3) The owner shall be responsible for the following:
 - (a) The repair, maintenance and general condition of the internal section of his section.
 - (b) Shall be responsible for any blockage in any drains from his section until they meet a common main, from which point the responsibility will become that of the Body Corporate
 - (c) Shall be responsible for the internal condition and replacement if necessary of the electrical system.

15. Security

The Electronic Gate Discs are recorded on file. If discs are misplaced or lost it is important that security is maintained.
All losses must be reported immediately to the camp manager.
A fee is payable for the cancellation and replacement of the disc.
If discs are found and returned to the camp manager, refunds are not payable in the event that owners did not report the missing disc. A fee is charged for cancellation and reinstatement.
The owner must make their own arrangements for guests arrival or service providers.
In the event that a disc is issued by an owner to a guest or service provider please ensure that the disc is returned to them when they leave the complex.
Misplaced discs are a security risk for everyone in the complex.

16. Keys

Each owner shall supply at such owner's expense a duplicate key of their section, which shall be kept at the office of the Camp Manager, in order that access may be gained to the section for the purpose of inspection, or as in the case of emergencies.

16. Building Guidelines

Addendum to the Management Rules

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17. Certificate of Acknowledgement of Management and Conduct Rules
Addendum to the Management Rules

18. Septic Tanks

- (1) The owner shall not permit items to be flushed down any toilet, bath or waste basin that will have the effect of affecting the septic tank system.


19. General

- (1) The Body Corporate / Trustees shall have the right to take any action deemed fit to prevent any infringement of these rules.
- (2) The gardeners and cleaners employed by the Body Corporate may not be employed to do any private work for owners during working hours unless specifically authorized by the Trustees.
- (3) The Body Corporate shall maintain sufficient staff as a common expense to ensure the cleanliness of the common property.
- (4) Owners shall assist in maintaining the gardens adjoining their section in a neat and tidy condition, but will be assisted by the gardener.
No person may issue instruction to the gardeners, except in writing to the Trustees.
- (5) Any complaints / queries or requests must be in writing addressed to the Trustees for their consideration.
- (6) For record purposes all teleconversations are recorded.
- (7) The rules shall be binding on all Body Corporate members and Share Block Owners.
- (8) The Body Corporate may make Rules and Regulations for the continued benefit of the Body Corporate and Shareholders.
Which use may regulate the use of the unit and the conduct of occupants provided that if such rules vary the rules of this agreement shall only be binding after approval at a General Meeting.
- (9) In the event of this Agreement conflicting with any provisions of the Act the Act will prevail.

Occupants shall ensure that their visitors are aware and comply with the rules.

Ref: J.deJ / y.b.

11 - November - 2005

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Annexure 9 - CONDUCT RULES
(Section 35 (2) (b) of the Sectional Titles Act, 1986)

NOTICE OF MOTION

Annexure 9 Conduct Rules


The Body Corporate, the owners, by special resolution, 02 January 2006 do
Hereby Amend the Conduct Rules:

to include the following addition to the Building Guidelines.

20 Addition to Conduct Rules

20.a Building Guidelines [see schedule] with the addition of the following:

- [n.2] The alienation of common property. Approval required of the body Corporate at General Meetings or special meetings.
- [n.3] Extension of sections shall only be to registered sectional title owners of Portions of the common property adjacent to their sectional title units.
- [n.4] The Trustees must ensure that all rules are enforced in respect to the Building Guidelines.
- [n.5] Alienation of common property shall be minimal
- [n.6] Neighbours shall suffer no loss of privacy or nuisance.
- [n.7] The consent for approval required from the body corporate, will be the Responsibility of individual owners and not of the Trustees.


Signed: Johan de Jager
Chairperson


B.E.A. Browning
Trustee

Signed this 4 day of April 2006

First presented to owners A.G.M. 2001 - confirmed 2003/4

House rules / Guidelines for extensions of Sections

and extension of rights to exclusive use areas:

Amended - April 2005 - Amended November 2005

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ADDITION TO CONDUCT RULES

1) These building guidelines will apply to the extension of sections incorporating common property for the following purposes only:
1.a - Extending a section in terms of Section 24 of the Sectional Titles Act, 1986.

1.b - Confering rights to exclusive use areas to owners in terms of Section 27 and 27 a of the Sectional Titles Act.

Any other dealings with common property" will still have to be considered separately by the Body Corporate at a meeting to be held for this purpose.")

An owner who wishes to extend his section or who wishes to acquire a right to the exclusive use of any part of the common property, will be required to submit his application to the secretary / Trustees.

2.a The application will have to be accompanied by a sketch plan to Scale of the proposed extension and / or proposed exclusive use area. The nature of any proposed improvements will have to be clearly defined / and materials to be used, as well as the exact extent of the affected land.

Applicants are however advised not to incur the expense of proper building plans until the proposal has in principle been approved by the Trustees.

2.b Any application in terms of 2.a hereof by the applicant must be accompanied by signed letters of approval from the applicant's neighbours or the body corporate (which may not be unreasonably withheld) Neighbours who are not in favour are required to submit their objection in writing to the Trustees.

2.b.1 In the event that the Trustees do not have a mandate from the body corporate to approve or disapprove the above the applicant will be required to approach all owners for approval of the proposal submitted by them.

2.b.2 The outcome of 2.b.1 must then be submitted to the Trustees.

2.c The secretary will as soon as reasonably possible inform the Applicant in writing of the outcome of the application referred to in 2.a & 2.b above.

2.d No structural alterations, whether by extending the existing section, or By improving the proposed exclusive use area, may be affected until /

cc Bobby JONES
SPAES

/ until proper building plans have been submitted to the secretary and have been approved by:

2.d.1 The Trustees of the body corporate / committee / third party to whom this function has been assigned, and Consent from Bond Holders must be obtained if the extension of the section deviates by more than 5%

2.d.2 The Great Kei Municipality or its successor in title. (" a copy of which written approval must be handed to the Secretary ")
Owners are obligated to follow the requirement of the Great Kei Municipality. It is not the responsibility of the Trustees to obtain the applications forms from Great Kei Municipality. The Great Kei Municipality require a payment of R +- R400.00 which is their fee in lieu of your application plan approval . Further you are required to supply the Great Kei Municipality with a copy of the letter of consent from the Trustees. In the case of an extension to a section, In terms of Section 24 of the act, the Building Inspector will advise the course of action.

2.e Four plans are to be submitted to the Great Kei Municipality, or its successor in title, duly signed by ALL Trustees, signifying their approval.

2.f In the event of the sectional title plan having to be altered or an exclusive use plan having to be drawn as a result of the approval of the application, the applicant will be required to pay the estimated costs thereof and costs ancillary thereto in advance:

2.f.1 The applicant who intends to have the Sectional Title Plan Amended is required to pay the estimated costs thereof for services to be rendered by the Body Corporate's Land Surveyor, and or the Attorney acting on behalf of the Body Corporate. The body corporate will deposit the monies in a bank account designated, ensuring the amendment of the Sectional Title Plan.

2.g The compensation to be paid to the body corporate in consideration of acquiring common property will be that as determined by the body corporate from time to time.
The amount per square meter must be paid in advance

2.h The Trustees will then inform the Surveyor in writing that funds are/



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First prepared by [unclear] [unclear] [unclear] [unclear]

House rules / Conditions for extension of term

and granting of rights to enclosures, use areas

Amended - April 2005 - Amended November 2005

(are available prior to amending the plan. (History has shown that unless this action is taken, the responsibility to ensure the amendment is carried out, becomes a burden to the Trustees.)

- 2.1 The Camp Manager of the Body Corporate, must be advised of the Expected date of commencement and / or the delivery of material. The camp manager will advise the applicant or builder on a need to know basis, of any instructions, or restrictions in place.
- 2.j All building alterations or other work to the common property must cease by the 1st day of December up to the 2nd week in January. Restrictions of building construction and other work on sections is to be applied during School Holidays, Public Holidays and long week ends. These may be negotiable. Contact the Camp Manager and the Letting agent.
- 2.k The Trustee's reserve the right to withhold approval, unless all the Conditions are fulfilled. (Refer to the A.G.M. December 1994.) No changes can be made until all procedures are fulfilled under threat of serious financial penalty.)

ONLY THERE AFTER MAY CONSTRUCTION BEGIN

3. Further procedures - distinction to be made between extension of schemes, Exclusive use areas, depicted on the sectional plan and exclusive use Areas 27a, reserved in the management rules.

- 3.1 Extension of a section in terms of section 24 of the Sectional Titles Act. As soon as the construction process has been completed, the applicant shall forthwith:

- 3.1.a Advise the body corporate's land surveyor accordingly and furnish him with a copy of the building plans together with the consent from the body corporate by way of a letter from the Trustees, which will only be issued after compliance with all the above.
- 3.1.b The land surveyor will then prepare an amended sectional plan for approval by the Surveyor General. Once approved the plans will be furnished to the body corporate's conveyancer to enable the registration process in the Deeds Office to be effected. The land surveyor may decide to hold back the preparation of/

OUTGOING ONLY

Guidelines for Extension of Sections / Exclusive Use Area 's

/ of the amended sectional plans with a view to incorporate the Extension of two or more sections into the same set of plans, so as to reduce costs in so far as possible.

3.2 Exclusive use areas depicted on the Section plan in terms of Section 27 (2) of the Sectional Titles Act.

The Title Deed issued by the Deeds registry, and shown on a Sectional Plan known as a Certificate of Real Right, [which may be bonded.]

3.2.a As soon as an applicant has been advised by the secretary of outcome of his application, he will advise the body corporate's conveyancer accordingly and furnish him with the consent of body corporate by way of a letter from the Trustees, which letter will only be issued after compliance of the above.

3.2.b The land surveyor will then prepare an amended sectional plan for approval by the Surveyor General. Once approved, the plans will be furnished to the Body Corporate's conveyancer, to enable the registration process in the Deed's Office to be executed.

3.3 Reservation of Exclusive Use Areas in terms of Section 27A MR.

(The Deeds Registry :

issues no Title Deed for exclusive use rights conferred in terms of Rules.

It is important to note that the owner has the right to convert the area to a registered EUA, providing he or she pays all the costs involved in the conversion)

3.3.a If the applicant has elected not to have his exclusive use area Depicted on the sectional plan, but rather in an endeavour to Reduce costs, to have the same reserved in the management Rules, he will furnish the land surveyor with a copy of the sketch plan depicting his Exclusive use area in terms of the management rules of the body corporate, and he shall advise the body corporate conveyancer and furnish him with the following:

3.3.b A letter from the Trustees that a rule has been passed in/



- /in Terms of the ...
- 3.3.c A layout plan to ...
 - 3.3.d the locality, distinctively ... and enjoyment parts and
 - 3.3.e The purposes for which the exclusive use may be used and a schedule indicating to which section each such part is allocated.
 - 3.3.f The conveyancer will then notify the registrar of deeds of the amendment of the Management Rules.

4. Financial Implications

- 4.1 All costs pertaining to the extension of a section and / or reservation of an exclusive use area, including survey and legal costs as well as any other ancillary costs pertaining thereto will be borne by the applicant.
- 4.2 In the event of the body corporate incurring any costs or expense as a result of the granting of the exclusive use areas in terms of 3.1 and 3.2 above, then the owner shall be required to pay the aforesaid costs, or pay a levy towards the costs.
In the event of the owner not properly maintaining the exclusive use area referred to 3.1 and 3.2 above, the body corporate may incur the costs to so maintain the area and recover the said costs from the owner, plus an additional 25% administration fee.
- 4.3 Please note! "no construction may commence" and no registration of an extension of a section or any exclusive use area will be permitted until the full purchase price has been paid (inclusive of Surveyors Fees.)

GENERAL PRINCIPLES

All applications will have to comply with the following criteria:

1. No threat to essential services such as electricity, water and sewage.
2. Neighbours to suffer no significant loss of privacy or nuisance of what ever nature, including, but not restricted to, noise, odour, storm water/



/water disposal

3. Alterations and improvements to the common property shall be carried out in accordance with the standards and approved plans of the Council.

3.a Colour standards with respect to the common property.

4. As was already mentioned, all costs of sections relating to the application (and the implementation thereof) shall be for the applicant. There should be no expense whatsoever to the body corporate/trustees.

On completion of construction, all rubble must be removed and the Common property shall be cleared, grass replanted, ensuring that the Contractor "makes good" and the area restored.

The building site must be cleared within 5 days of completion.

The Trustees reserve the right to make good the area and claim expenses incurred to restore the common property.

5.a A deposit of R300.00 is payable in advance by the owner prior to commencement to cover costs of the body corporate if required to clean the area by which is refundable after inspection of the area on completion of building renovations.

6. The decision of the trustees, as the executive organ of the body corporate will be final. In taking their decision, the trustees shall take into account but shall not be limited to, the above criteria.

7. Unless specifically authorized to do so in terms of the act, or the Rules of The scheme an owner may not alter a part of the common property without the consent of every owner in the scheme. (see definition of C.P.)
All common property is jointly owned by all owners.

8. R _____ per square (to be determined from time to time) shall be payable to the Body Corporate in compensation in respect of common property acquired for the extension of a section or for an exclusive use area.

9. No alterations to the exterior of any section may be carried out without the written consent from the Trustees (e.g. Doors, windows, awnings, Plumbing. All changes to sections must conform with the standard set.

First published in Gazette A. 1. 2001
House rules / Conditions for extensions of franchises
and granting of rights to exclusive use areas
Amended - April 2003 - Amended November 2007

/set.

10. All electrical work may only be done by a qualified contractor.
A certificate of compliance must be supplied to the secretary on com-
pletion.

If the offender fails to comply with the guidelines, the Trustees shall
notify the party concerned, to remove / demolish the structure within
14 days of notice. Alternatively, the Trustees reserve the right to remove/
Demolish the structure. All costs pertaining to the said removal will be
for the account of the offender.

ENQUIRIES PLEASE CONTACT

1. Mr. Mike Medcalf: Reference: Land surveyor
Nzelenzele, Preston & Medcalf.
P.O. Box 193 45
Tecoma
5214 ph- 043 -7222 935 fax 043 - 722 0743
2. Great Kei Municipality: (contact: Building Control officer
P.O. Box 21 Mr.W. Heaton - Office - 043 - 831 1325
Komga Or - 043 - 748 50 50 / fax 043 - 748 47 43
4950
Ph 043 - 831 10 28
fax 043 - 831 13 06

Any alterations of sections, structural and additions which are not approved by
The Municipality, can and will result in a penalty of a heavy fine upwards
of R 5000 together with the owner facing the possibility of the forced demolition
of the structure.

The mandate given to the Trustees to grant approval of extensions of
sections and exclusive use rights is to be reviewed consecutively at
annual General Meetings of the Body Corporate.
The interest of the resort as a whole will at all times be decisive.

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Guidelines for Extension of Sections / Exclusive Use Areas

/decisive.

The management rules of the sectional title act prohibit the body corporate from sanctioning anything which will affect the harmonious appearance of the scheme.

Please take note that no legal document may be signed by one Trustee only
The Trustees will seek legal action if necessary if rules are violated.

Memo to owners - Extension of Sections

Read the Guidelines of the body corporate carefully.

1. Consult with your neighbours

a. Letter of approval to be obtained from the body corporate / neighbours / Trustees and Bond Holders if necessary.

Pay all monies due prior to submitting plans to the Great Kei Municipality.

- 1.c Submit architect plans to the Great Kei Municipality etc.,
- 1.d Supply copies of documentation to the Trustees for their records.

An owner who wants to extend his section

Should make sure the necessary special resolution has been taken.

The extension of a section requires the authorization of a special resolution.

The extension of a section may or may not involve the erection of additional buildings. If a section is to be extended so as to include an adjacent portion of property the extension will affect the participation quotas allocated to all sections.

This applies to any extension which infringes onto common property and can include balconies, patios and terraces including vertical extensions.

If the extensions of the section causes a deviation of more than five per cent in the participation quota of any section in the scheme then the consents of the holders of bonds over other sections are required.

The owner whose section is to be extended will be responsible for all matters relating to the amendment, including costs involved and other matters relating to the sectional plan being amended and registered. Ensuring the participation quotas are re-calculated and the amendments registered on the sectional plan at the Deeds Office.

All details are to be supplied to the Trustees for their records.

Ref: Y.B/I.D/lager

11 November 2005

HUTTON & COOK
3
FILE NO. Form V
TEL 043 6423410

DEED REG
STAMP DUTY
FOOT FEES *Exempt*

BC 7608 2006
7618 Sectional Titles Act 95 of 1986

17
Dh

Form V

Registrar's number of Sectional Plan SS 1/1993 CINTSABAY HOLIDAY RESORT
Registrar of Deeds KING WILLIAMSTOWN.

NOTIFICATION UNDER SECTION 35(5) AND REGULATION 30(3) AND (4)† OF THE SECTIONAL TITLES ACT, 1986

We, JOHAN DE JAGER and BERESFORD BROWNING (only two trustees required to sign), the undersigned trustees of the body corporate of the SS CINTSABAY HOLIDAY RESORT scheme known as, No 2/13/12 SS 1/93 situate at ** EAST LONDON / EAST COAST, hereby give notice that on 02 JANUARY 2005 the Body Corporate made the following rules (set out in the Schedule) which have been initialled by the trustees for identification for the control and management of the buildings:

- ✓*(a) Management Rules († in substitution of, addition to, or withdrawal of, or in amendment of the existing rules).
- ✓*(b) Conduct Rules († in substitution of, addition to, or withdrawal of, or in amendment of the existing rules).

The rules referred to in paragraph (a) have been made by unanimous resolution of the members of the body corporate.
The rules referred to in paragraph (b) have been made by special resolution of the body corporate.

Address PO Box 562
KWELERA
ALLENBY WILSONS
Trustee
Trustee
Date DAY APRIL 2006

* Particulars not applicable in a particular case must be omitted.
** State name of township/suburb and local authority.
† Particulars not applicable in a particular case must be omitted.

[Handwritten signatures]

ISSUED FOR INFORMATION ONLY

Body Corporate - Cintsa Bay Sectional Title Scheme No:
S.G. No. D 143/92 SS 1/93
Management Rules - Addendum to

NOTICE OF MOTION ON 2 JANUARY 2006
THE BODY CORPORATE MADE THE FOLLOWING AMENDMENTS AND
ADDITIONS TO THE MANAGEMENT RULES

FOR THE CONTROL AND MANAGEMENT OF THE CINTSA BAY BODY CORPORATE
SCHEME S.G. No. D 143/92 SS 1/93 COMMON PROPERTY and BUILDINGS.

Annexure 8 - Notice of Motion - Unanimous Resolution

2. Management Rule 31 - Contributions and Liability in terms of MR 37

Amendment and addition to the Management Rules

[1] [1.a] If the Trustees find that the delay in increasing levies causes the Body Corporate Cash Flow problems, the body corporate authorizes that the Trustees be allowed to increase Ordinary levies on a temporary basis from the first month of the new Financial year Until the Annual General Meeting.

[4] [4.a] The Trustees may from time to time, when necessary, raise special levies upon the Owners or call upon them to make special contributions in respect of all such Expenses as are mentioned in rule 31 [1] which are not included in any estimates [p.quota] Budget.
Such levies and contributions may be made payable in one sum or by such instalments And at such time or times as the trustees shall think fit.

[4.b] The body corporate agrees to make special levies payable in equal proportions and Not as per participation quota, for a period of no more than 12 months.

3. Amendment to Management Rule 35 - Books of account and Records [c]

[c.a] Owners are required to sign an Certificate of acknowledgement [acceptance and obligation To abide by the management and conduct rules] prior to purchase of a Section and prior to a Levy clearance certificate being issued [see addendum]

Signed:

Johan de Jager
Chairperson

Signed:

Beresford Browning
Trustee

4 Day of April in the year 2006

Trustees: 2006

Chairperson: Johan de Jager - Vice Chairperson: Andre Smith - Secretary: Yvonne Browning
Trustee: Beresford Browning - Wendy Marriott - Ron Miles - Ena van Dyk

ACKNOWLEDGEMENT OF CONDITIONS AND REGULATION OF THE BODY CORPORATE - CINTSA BAY SECTIONAL TITLE SCHEME NO. S.G. NO. D. 143/92 SS 1/93



Cintsa Bay

- 1) Management rules
- 2) Conduct rules
 - 2. a. inclusive of Building Guidelines
- 3) Use Agreement - as set out in the shareblock company Deed of Sale Agreement

a. I, the undersigned: _____ Residential Address: _____
 I.D. No: _____
 Cell No: _____
 b. I, the undersigned: _____ Postal: _____
 I.D. No: _____
 Cell No: _____
 Tele: _____
 Fax: _____
 Email: _____
 c. Married / Unmarried
 Either / or In community of property : / Antenuptial Contract.....

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The new owners of Section: _____ Title deed No. [to be supplied on registration]

Bond Account No: Bond Account Holder:

dated day of in the year

Do hereby state that:-

1) I/We purchased the property known as Section / Shareblock No: of the Body Corporate Cintsa Bay.

On this day of in the year

2) I acknowledge receipt of the Deed of sale pertaining to the said Section between [Joseph August Hensberg] and or the previous owner / owners Inclusive of copies of the Registered Management Rules as per Annexure 8 and Conduct Rules as per Annexure 9 of Section 35 (2) of the Sectional Title Act, 1986

3) I am aware of all the rules, regulations and conditions of the Sectional Title Scheme known as The Body Corporate, Sectional Title scheme No. S.G. No. D. 143 / 92 SS 1/93 And that I will adhere to these rules, regulations, and conditions.

Dated at ON DAY OF 20.....

Signed: (+ print in block letters)

Signed: (+ print in block letters)

1. Witness
Signature - (+ print in block letters)

2. Witness
Signature + (+ print in block letters)

Johan de Jager
 Chairperson

Chairperson - Mr. J. de Jager
 Vice Chairperson - Mr. A. Smith

Ref. Property Transfer/ Y.B. Secretary Tuesday, April 04, 2006

Trustees
2005

Mrs. Y. Browning - Mr. B. Browning - Mrs. W. Marriot - Mr. R. Miles - Mrs. E. van Dyk

Cintsa Bay Sectional Title

Body Corporate

PO. Box 562

Kwelera

5259

Ref: Mrs. Y. Browning

Cottage 35 - Cintsa Bay

ph: 07121 645 1754 3279

Scheme No. S.G. No. D 143/92.SS 1/93

email: rms@border.co.za

Ref: I.dj / y.D 03/04/06

Page two

2. Annexure 9 - NOTICE OF MOTION - Special Resolution - Amendment of the Conduct Rules

[2] 1. Conduct Rules to omit certain rules and include the new amended conduct rules.

[copy supplied]

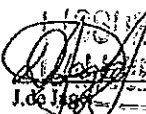
1.a Building Guidelines - Reference Mr. G. Paddock

[copy supplied - not previously registered]

At the Trustee teleconference meeting held 12 March 2006, all agreed that action must be taken to have these amendments and additions registered.

Would you kindly do the necessary to have the Unanimous and Special Resolutions registered with the Registrar at the Deeds Office, Kingwilliamstown as soon as possible.

Yours faithfully,


FOR INFORMATION ONLY
J. de Jager
Chairperson

Encl:

- 2 pages - Letter to Bobby Jones
- 2 pages - Notice of Motion
- 3 pages - Notice to Registrar of Deeds Office
- 5 pages - Letter from Graham Paddock
- 14 pages - Minutes A.G.M.
- 7 pages - Conduct Rules
- 8 pages - Building Guidelines
- 1 page - Acknowledgement Certificate
- 1 page - Memorandum of Agreement by and between Body Corporate and Shareblock

cc Trustees

Chairperson: Mr. J. De Jager - Mr. A. Smith - Vice Chairperson - Mr. B. Browning
Mrs. Y. Browning - Mrs. W. Marfoit - Mr. R. Miles - Mrs. E. Van dyk

Cintsa Bay Holiday Resort Conduct Rules

1. No more than the number of persons for which the unit is designed to accommodate, shall occupy the unit, ie occupants may not exceed number of beds provided in the unit.
2. No more than two vehicles per unit to be parked on the common property. A speed limit of 10km per hour is to be strictly adhered to within the complex. No vehicle exceeding 3000kg is permitted entry to the complex. No music to be played from vehicles for entertainment outside cottages.
3. No caravans, tents or gazebos may be erected on common property adjacent to any unit.
4. **Please consider your neighbours** by keeping noise and music levels to a minimum.
5. No occupant shall store any hazardous material in the buildings or on the common property which may jeopardize any fire insurance policy covering the buildings controlled by the Cintsa Bay Holiday Resort Body Corporate. **Strictly no fireworks/crackers are allowed in the Complex.** Formal charges will be laid against anyone disregarding this rule.
6. The use of firearms is strictly prohibited.
7. All rubbish must be placed in the rubbish bins provided outside each unit. **The bins are to be lined with a plastic refuse bag** for removal by staff. Broken glass or bottles are to be securely wrapped to avoid injury to staff.
8. **Fish are not to be cleaned within the Complex.**
9. The swimming pool will only be used between 8am and 7pm in such a manner that will not create a disturbance to occupants of units in close proximity and
 - a) Children under the age of 10yrs to be supervised by an adult at all times.
 - b) No dangerous or unruly behavior in or around the pool.
 - c) No glass or alcohol permitted in the pool area.
 - d) No dogs allowed in the pool area.
10. No vehicles (bicycles, 4 wheelers, or other) are allowed to be driven/ridden through between the units causing a disturbance to occupants.
11. **Under no circumstances are holiday makers allowed any dogs, cats or other animals in the Complex. Only occupants with written permission from the Trustees are allowed pets.**
12. The Cintsa Bay Holiday Resort Body Corporate will not be held responsible for loss, damages, or injury occurred in or around the complex.
13. The Body Corporate request that in your own interest you close the windows and lock the doors to your unit in the event of you going to the beach/city.
14. Owners/Residents shall not litter the common property by throwing any rubbish, including dirt, cigarette butts, food scraps or any other rubbish onto the lawns or gardens.
15. Owners/Residents shall not erect their own washing lines, nor hang any washing or laundry over the walls of common property or patio walls of any unit.
16. **Owners/Residents shall take responsibility of the supervision of their children at all times.** Children shall not damage plants, signs or playground equipment and shall not enter an unoccupied unit, climb on any roof or patio walls of units, complex perimeter walls or pool perimeter walls.
17. Owners/Residents are to ensure that their families/visitors do not damage any pool equipment, walling, common property, or the property/gardens of other owners. Should such damage occur the Body Corporate will have the right to repair such damage at the owners/residents cost.
18. **Please use water sparingly. The use of hosepipes is not allowed.**
19. All tenants of sections and other persons granted rights of occupancy by any owner of the relevant sections are obliged to comply with these conduct rules.
20. **Should any of the above rules be violated the owner concerned will face possible penalties In the form of written warnings as determined by the Cintsa Bay Body Corporate.**

Cooper Conroy
Bell & Richards
Inc
95
File No.
Telephone
043 642 2814

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2007-06-21

SEC. 3856 / 2007

SEAL REG
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FEES

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FORM V

Registrar's Number of Sectional Plan SS 1/1993
Registrar of Deeds

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

We, **JOHAN DE JAGER**
and
YVONNE MARGUERETTE BROWNING

the undersigned Trustees of the Body Corporate of the **CINTSA BAY HOLIDAY RESORT** scheme known as
No. SS1/1993, situate at Cintsa Bay, Local Municipality of Great Kei,

hereby give notice that on 26th March 2005 the Body Corporate made the following rule (set out in the Schedule)
which has been initiated by the Trustees for identification for the control and management of the buildings:


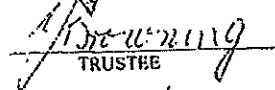
(a) Management Rules in addition to the existing rules.

The Rule referred to in Paragraph (a) has been made by unanimous resolution of the members of the Body
Corporate.

Address:

Cottage 35

CINTSA BAY


TRUSTEE

TRUSTEE
04/07/2007
DATE

2

UNANIMOUS RESOLUTION OF THE CINTSA BAY HOLIDAY RESORT BODY CORPORATE,
NO. SS 1/1993 PASSED AT EAST LONDON ON THE 5TH JUNE 2007


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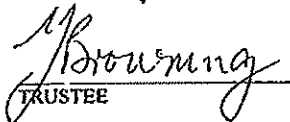
RESOLVED :

That the Body Corporate, in terms of Section 27A of the Sectional Titles Act 95 of 1986, makes the following Management Rule in addition to the Management Rules filed with the Deeds Registry :

"That the Body Corporate grant an exclusive use area in terms of the attached Layout Plan (initialled for the purposes of identification), drawn to scale, in respect of the garden/braai exclusive use area, with the additional rights of a water storage tank."

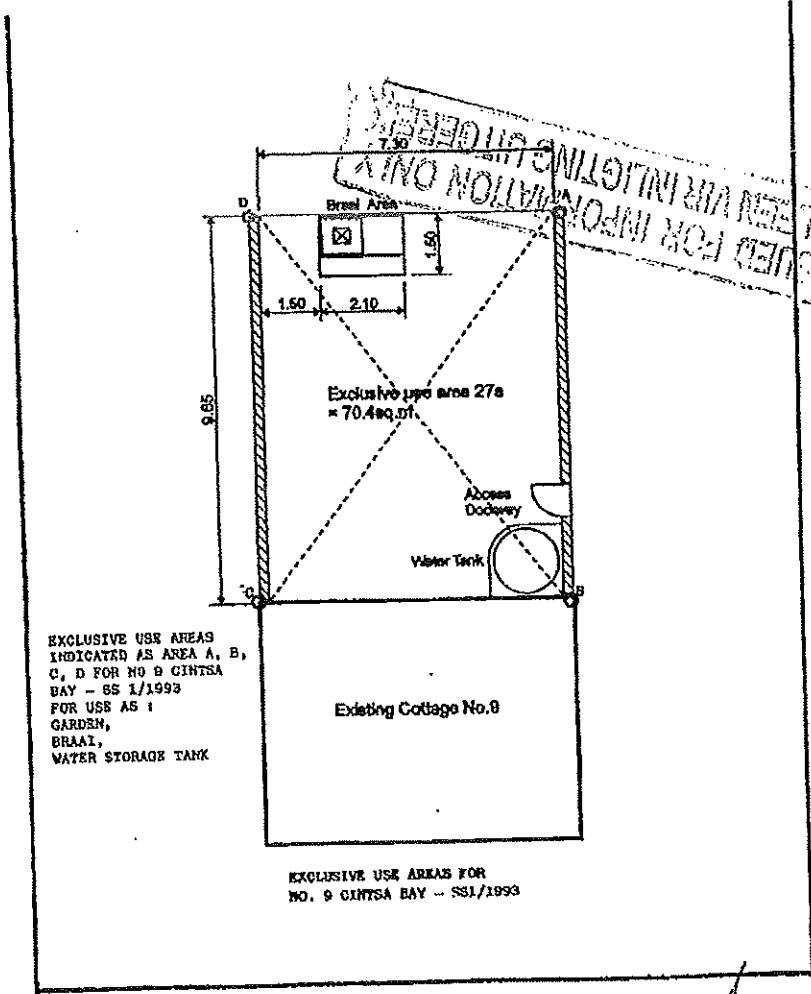
That the exclusive use referred to above is for the registered owner, from time to time, of Section No. 9, Sectional Plan SS 1/1993 in the scheme known as CINTSA BAY HOLIDAY RESORT, situate at Cintsa Bay, Local Municipality of Great Kei."


TRUSTEE


TRUSTEE

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ALLEN VIR INGTING UITGEREIK

1:100 SCALE 70.4sq.m EXCLUSIVE USE AREA 27a

Handwritten initials

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Cooper Corroy
Bell & Richards
Inc
95
File No.
Telephone
043 642 2814

CBC 8753 / 2007
2007-12-14

3/10

SEELREG
STAMPDUTY
EXEMPT 3
FOOI
FEES

Prepared by me,

CONVEYANCER
BELL GS

FORM V

Registrar's Number of Sectional Plan SS 1/1993
Registrar of Deeds

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

We, JOHAN DE JAGER
and
YVONNE MARGUERETTE BROWNING

the undersigned Trustees of the Body Corporate of the CINTSA BAY HOLIDAY RESORT scheme known as,
No. SS1/1993, situate at Cintsa Bay, Local Municipality of Great Keci,

hereby give notice that on 26th March 2005 the Body Corporate made the following rule (set out in the Schedule)
which has been initiated by the Trustees for identification for the control and management of the buildings :

(a) Management Rules in addition to the existing rules.

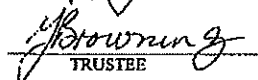
The Rule referred to in Paragraph (a) has been made by unanimous resolution of the members of the Body
Corporate.

Address :

Collage 35

CINTSA BAY


TRUSTEE


TRUSTEE

1 December 2007
DATE

MINUTE OF UNANIMOUS RESOLUTION OF THE CINTSA BAY HOLIDAY RESORT BODY
CORPORATE, NO. SS 1/1993 PASSED AT EAST LONDON ON THE 26TH MARCH 2005

RESOLVED :

That the Body Corporate, in terms of Section 27A of the Sectional Titles Act 95 of 1986, makes the following Management Rule in addition to the Management Rules filed with the Deeds Registry :

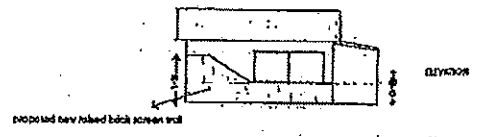
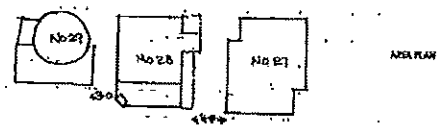
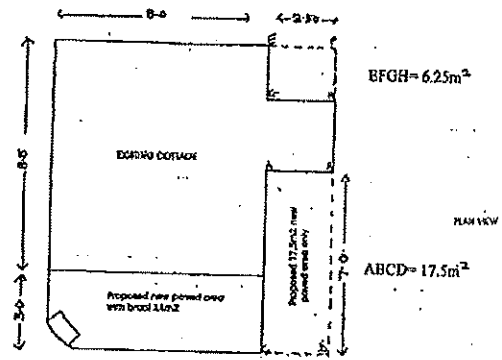
"That the Body Corporate grant exclusive use areas in terms of the attached Layout Plan (initialled for the purposes of identification), drawn to scale, in respect of additional paved outdoor areas, marked ABCD measuring 17.5 Square Metres and EFGH measuring 6.25 Square Metres respectively.

That the exclusive use referred to above is for the registered owner, from time to time, of Section No. 28, Sectional Plan SS 1/1993 in the scheme known as CINTSA BAY HOLIDAY RESORT, situate at Cintsa Bay, Local Municipality of Great Kei."

TRUSTEE

TRUSTEE

J.P.



J.P.

PROPOSED ADDITIONAL PAVED OUTDOOR AREAS TO EXISTING COTTAGE NO. 28 CINTSA BAY HOLIDAY RESORT BY OWNER J P IFFLAND

SCALE 1 : 100

Exclusive use areas indicated A,B,C,D & E,F,G,H = 23.75m²
As indicated for No 28 Cintsa Bay.

J.P.