

## **RULES OF CONDUCT**

(section 35 (2) of the Sectional titles Act, 1986)

**LIVING IN ELIZABETH COURT AMONGST 40 OTHER OWNERS OR TENANTS IS A PRIVILEGE AND THE FOLLOWING RULES (AS APPROVED BY THE BODY CORPORATE ) ARE TO BE ADHERED TO AND WILL BE STRICTLY ENFORCED IN ORDER TO ENSURE A PLEASANT ENVIRONMENT FOR ALL OCCUPANTS.**

### **1. ANIMALS 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 unreasonably be withheld, **keep any** animal, reptile or bird in a section or on the common property.
- 1.2 When granting such approval, the trustees may prescribe any reasonable condition.
- 1.3 The trustees may withdraw such approval in the event of any breach of any condition prescribed in terms of sub rule 1.2

### **2. REFUSE DISPOSAL**

An owner or occupier of a unit shall:

- 2.1 Maintain in an hygienic and dry condition, a receptable for refuse within his section his exclusive use area or such part of the common property as may be authorized by the trustees in writing;
- 2.2. ensure that before refuse is placed in such receptable it is securely wrapped, or in case of tins or other containers, completely drained.
- 2.3. for the purpose of having refuse collected, place such receptable within the area at the times designated by the trustees
- 2.4 when the refuse has been collected, promptly return such receptable to his section or other areas referred to in paragraph 2.1

### **3. 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. (see 3.5)
- 3.2 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
- 3.3 owners and occupiers of sections shall ensure that their vehicles do not drip oil or brake fluid on to the common property or in any other way deface the common property
- 3.4. no owner or occupier shall be permitted to dismantle or affect major repairs to any

- vehicle on any portion of the common property, an exclusive use or in a section.
- 3.5. Parking discs will be issued by the caretaker for all cars of owners and tenants at a refundable charge of R50 per disc. When vacating the unit, the parking disc must be returned and the deposit will be repaid  
Cars parked on the property without a disc will be towed away as per 3.2.

#### 4. **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.
- 4.2 notwithstanding sub rule 4.1 an owner or person authorized by him may install
- 4.2.1. any locking device, safety gate, burglar bars or any other safety device for the protection of his section  
OR
- 4.2.2. 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

#### 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 or 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, billboard or advertisement of any kind whatsoever on any part of the common or of a section, so as to be visible from the outside section, without the written consent of the trustees first having been obtained.

#### 7. **LITTERING**

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 buds, food scraps or any other litter whatsoever.

#### 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 or the common property so as to be visible from outside the building or from any other sections. **No washing** may be hung on security gates or in front of street facing windows.

## **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.

## **10. LETTING OF UNITS**

All tenants of units and other person granted rights of occupancy by any owner or the relevant unit **are obliged to comply with these conduct rules**, notwithstanding any provision to the contrary in any lease or any grant of rights of occupancy.

## **11. 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 authorized agents or employees, to enter upon his section from time to time for the purposes of inspecting the section and taking such action as may be reasonably necessary to eradicate such pests. The cost of the inspection, eradicating any such pests as may be found within the section, replacement of any woodwork or other material forming part of such section which may be damaged by any such pests shall be borne by the owner of the section concerned.

## **12. VISITORS**

Not allow visitors, guests or tenants to sleep overnight in the flat except where such visitors, guests or tenants each sleep in a bed and not on the floor (whether or not in sleeping bags) and further that visitors or guests will not be resident in the flat for a period of longer than three weeks unless the prior permission of the Body corporate has been obtained.

## **13. WINDOWS:**

Not allow windows facing the street to be without curtains and or vertical blinds. The appearance of curtains and or vertical blinds when seen from the street must be in good condition and must be hung properly.

## **14. LIFTS:**

Not allow anyone to play in the lifts, stairways and passages of Elizabeth Court; nor make use of the lift in such a manner as to adversely affect other owners or tenants. No furniture is allowed in the lift; only parcels may be taken up in the lift

## **15. NOISE**

**Not cause** to be done any actions which will disrupt harmonious relations with other owners or tenants or flats, nor disturb the peace by rowdy, unruly or drunken behavior, nor cause excessive noise by the use and operation of any vehicle, vacuum cleaner, floor polisher, tools and appliances, music system, television, musical instrument or any other

apparatus. This shall apply at all times with particular emphasis on the observation of a silence period from 1400 to 1600 daily and reduced levels being required between the hours of 2300 and 0700.

16. **PERSONS PER FLAT:**

Not allowed are more than two persons to be resident in any bachelor flat; or more than three persons to be resident in any two bedroomed flat; no more than five persons to be residents in any three bedroomed flat in Elizabeth Court except with the prior permission of the Body Corporate.

17. **SECURITY GATES:**

The Security gates must be kept locked at all times and no resident /owner will be allowed to open the gate for anyone else than his or her own visitors. Any person caught opening the gate for other than his he own visitors will be liable for a fine of at least R100 and his /her remote opening facility will be disconnected.

18. **SLAUGTERING OF ANIMALS:**

No owner or occupier of any unit in Elizabeth Court will be allowed to slaughter any animal for any purpose whatsoever on the premises. The same prohibition counts for the conducting of any activity associated or relating to the slaughter of animals, inter alia skinning, removing of offal or processing meat of a carcass.

19. **USE OF PARAFFIN / GAS:**

No person will be allowed to make use of any paraffin or gas stove of cooking gadget inside any units without the written consent of the body corporate. Such appliances must at all times be SABS approved and gas connections must be in compliance with building regulations.

20. **LOITERING:**

**No loitering /socializing and or drinking** will be allowed in the entrances or on the common ground.

ALL MEMBERS OF THE BOARD OF TRUSTEES ARE AUTHORIZED TO ENFORCE THESE RULES OF CONDUCT.

BY ORDER.

**CHAIRMAN  
BOARD OF TRUSTEES**