



rural development
& land reform

Department:
Rural Development & Land Reform
REPUBLIC OF SOUTH AFRICA

Deeds Registry, King William's Town
Private Bag X7402, King William's Town, 5600; Tel: 043 6422741; Fax: 043 6424539.

Reference: AF6/6/1
Enquiries: AD Styles

Trafalgar Properties
P.O. Box 19622
TECOMA
5214

(Attention : Marelize Roets)

Dear Madam

1. According to the records of this office the rules of the below mentioned Sectional Title Schemes are filled away in the Deeds Office; - *Schedule 1 & 2*

Ailsa Court	SS13/1987
Blaine-Norden	SS4/1983
Farn Court	SS6/1984
Grasan Court	SS1/1977
Joycom Court	SS1/1984
Mount Anne	SS26/1985
Mount David	SS1/1979
Richmond Court	SS15/1984
Riverview Place	SS3/1983
Saleabank	SS24/1987
San Remo	SS12/1994
Shamrock Sands	SS9/1987
Southernwood Park	SS12/1987
Strathay Mansions	SS19/1985

2. Kindly note that the rules for the below mentioned Sectional Title Schemes are contained under Annexure 8 and Annexure 9 of the Regulations to the Sectional Titles Act, Act 95 of 1996 ; -

Amalinda Village A	SS5/2006
Amalinda Village B	SS6/2006
Amalinda Village C	SS4/2007
Amalinda Village D	SS5/2007
Amalinda Village E	SS6/2007
Amatola	SS4/2000
Beauchamp Place	SS15/1996
Brandon House	SS1/1990
Buckingham Court	SS9/1990
Bushy Hollow	SS5/2002
Churchill Arms	SS10/1992

CONDUCT RULES

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 be unreasonably 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 (2).

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 the area and at 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 a paragraph (a).

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.
- 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 guests do not drip oil or brake fluid onto the common property or in any way deface the common property.
- 3.4) No owner or occupier 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.

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 (a), 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.

5.) APPEARANCE FROM OUTSIDE

The owner or occupier of a section used for residential purposes shall not place or do anything on or 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, billboard or advertisement of any kind whatsoever on any part of the common property or of a section, so as to be visible from outside the section, without the 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 butts, food scraps or 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 hand any washing or laundry or 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.

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 persons granted rights or 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.

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 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.

12.) DEBT COLLECTION ON LEVY ACCOUNT

12.1) It is in the sole discretion of the trustees to take any remedial action necessary against any owner for the enforcement of any right, duty or obligations owed by any owner to the Scheme for the payment of any levy, administrative fee or any other charge that may become due in the enforcement of the Act, the Rules or any other obligation owed.

12.2) All members of the Body Corporate agree that any legal, or administrative fees incurred by the Scheme, pursuant to a valid agreement with any supplier, in the prosecution of any obligation owed, or the enforcement of the rules as against an errant owner, can and should be debited to the members account immediately.

12.3) All members of the Body Corporate agree that all debt collection charges, as amended from time to time in the Act, which may be incurred by the Body Corporate when employing the services of a registered debt collector as defined in the Debt Collectors Act of 1998, can and should be debited to the errant members account immediately.

12.4) All members of the Body Corporate agree and confirm that any owner who enters into a lease agreement, or allows possession, use and or occupation for any reason whatsoever for any period of time, must submit all details of said occupant/s to the Trustees and / or Managing Agent prior to occupation being granted. Any failure to submit the aforementioned details is an offence and may attract a fine in line with these rules.