

BODY CORPORATE OF THE SCHEME KNOWN AS CLEEVEWOOD  
NO. 222/90

CONDUCT RULES

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

ANIMALS, REPTILES AND BIRDS

1. (1) An owner or occupier of a section shall not, without the prior consent in writing of the trustees, keep any animal, reptile or bird in a section or on the common property; provided that this rule shall not apply to any owner or occupier who has already obtained the written approval of the trustees.

(2) When granting such approval, the trustees may prescribe any condition they deem fit.

(3) The trustees, by notice in writing, may withdraw such approval in the event of an owner or occupier breaching the terms of approval.

(4) In the event of the owner or occupier failing to comply with such notice, the trustees shall be entitled to levy a penalty of R50.00 (FIFTY RAND) per day and which shall commence on the seventh (7th) day following the date of the notice until compliance therewith.

(5) No kennels, aviaries or other like accommodation for pets may be sited at any place where it can be in view from any portion of the common property or the adjoining units.

(6) No pets may be exercised on the common property.

REFUSE DISPOSAL

2. (1) No rubbish or refuse, including garden refuse, may be left on any portion of the common property or elsewhere where it will be visible from any section on the common property, whether in a container or not.

(2) 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 any 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 bagged, and in the case of tins or other containers, completely drained.
- (c) for the purpose of having the refuse collected, place the bags in the position and at the times designated by the trustees.

#### 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) Bicycles, motor cycles, tricycles and roller skates may not be left on any portion of the common property or on any portion of the section where it is visible to any owner/tenant. This also applies to caravans, trailers, boats and commercial vehicles.

(3) 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.

(4) Owners and occupiers of sections shall ensure that their vehicles, and the vehicles of their visitors and guests do not drip oil on to the common property or in any other way deface the common property.

(5) 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.

#### 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 subrule (1), an owner or person authorised by him, may instal:

- (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 manner of its installation.

APPEARANCE FROM OUTSIDE

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

SIGNS AND NOTICES

6. No owner or occupier of a section 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.

LITTERING

7. (1) 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.

(2) The common area of the property shall not be obstructed by the placing thereon of any goods of the occupant or anything which causes unsightliness or difficulty in keeping such areas swept and clean.

8. 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 common property so as to be visible from outside the buildings or from any other sections.

STORAGE OF INFLAMMATORY MATERIAL AND OTHER DANGEROUS ACTS

9. 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

10. An owner may let or part with occupation of his unit provided :

(a) That no such letting and/or parting with occupation shall in any way release the owner from any of his obligations to the body corporate hereunder or in terms of the rules or any house rules made in terms thereof or in terms of the Act.

(b) That as a condition precedent to any such letting and/or parting with occupation, the owner shall secure from the lessee or the person to whom occupation is given, as the case may be, an undertaking in favour of the body corporate that such lessee or person shall duly observe all these regulations and conditions as are contained in the rules and the house rules and in the Act. Such undertaking shall be in such terms as the trustees shall from time to time require and it shall be lodged in writing with the trustees prior to such lessee or person being given occupation of the unit.

MAINTENANCE OF SECTIONS AND ERADICATION OF PESTS

11. (1) The owner/occupant shall maintain the premises occupied or used in good, clean and habitable order and condition and shall be responsible for all interior painting, maintenance, inclusive of blockage of sewers and sanitary equipment and connections and repairs of whatsoever nature. The trustees shall have the right of access for inspection, provided the occupant is given due notice of intention.

11. (2) 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.

OCCUPATION OF UNITS

12. (1) One-bedroomed units may not be permanently occupied by more than two persons.

(2) Two-bedroomed units may not be permanently occupied by more than three persons.

(3) Three-bedroomed units may not be permanently occupied by more than four persons.

(4) Short-term visitors will be permitted to occupy units, in addition to the maximum numbers laid down in (1), (2), and (3) above, for a maximum period of six weeks.

(5) Where a unit has a servant's room attached to it, such room may not be permanently occupied by more than one bonafide servant in the employ of the owner or lessee of the unit.

#### SHARED FACILITIES

13. (1) Where servants toilets and washing facilities designated as common property are shared exclusively by two adjoining and linked sections, as is the case at 1 and 2, 3 and 4, 5 and 6 and 7 and 8 Cleevewood Heights, then the cost of maintaining such toilets and washing facilities shall be shared jointly by the owners of such sections, and shall not be the responsibility of the Body Corporate.

(2) Insofar as repairs to blocked septic tanks are concerned, where a septic tank is shared by two units, and the cause of the damage cannot be proved to be the fault of the occupants of either one of the units, then the cost of repairs shall be shared equally by the occupants of both units.

#### NOISE

14. An owner or occupier shall not permit or cause to permit or create excessive noise at any time:

- (a) through the use of any instrument for the playing or reproduction of music or speech, nor in particular between 22H00 and 7H00, use or allow to be used any instrument which can be heard outside the premises occupied.
- (b) through the hammering, sawing or chipping, whether to the premises occupied or in the course of any construction work, whether approved or otherwise allowed, between the hours of 14H00 and 16H00 and 20H00 and 7H00.
- (c) in the course of gatherings or parties, whether such noise emanates from outside or inside the premises occupied, between the hours 12 midnight and 7H00 daily.

CHILDREN

15. Owners and occupiers must supervise their children and the children of their visitors so as to ensure that no damage or nuisance is caused to the common property or the property of other occupiers, and in particular should note that no ball games are permitted on the common property and that the riding of bicycles, scooters, buzz bikes, skateboards and rollerskates is strictly prohibited.

SERVANTS

16. Owners and occupiers are responsible for the behaviour of their servants and must at all times ensure that they adhere strictly to the Rules of the Body Corporate.

BUSINESS ACTIVITIES

17. No Business Profession or Trade may be conducted on the common property or in a section except with the prior written approval of the board of trustees.