

Registrar's number of Section Plan SS 402/1992

Registrar of Deeds

PIETERMARITZBURG

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

We, JAGATHESPERAN MOODLEY

and

Nicolas-Michel Clement ARDE

(only two trustees required to sign), the undersigned trustees of the body corporate of the scheme known as TRONDHEIM scheme No. 402/1992 situate in eTHEKWINI MUNICIPALITY hereby give notice that on 28/05/2015 the Body Corporate made the following Rules (set out in the Schedule) which has been initialled by the trustees for identification for the control and management of the buildings:

(b) Conduct Rules in substitution of the existing rules.

The rule referred to in paragraph (b) has been made by special resolution of the body corporate.

Address:

2031 TRONDHEIM  
770 ANADAMS ROAD  
MONTGOMERY  
4001

J Moodley  
.....  
TRUSTEE

Address:

20 TRONDHEIM  
770 ANADAMS ROAD  
MONTGOMERY  
4001

N. C. Arde  
.....  
TRUSTEE

27/7/2015  
.....  
DATE

SCHEDULE

Initialled by two trustees for identification

Purposes

(N.B. Trustees to initial each page of the  
Conduct Rules)

# TRONDHEIM HOUSE RULES

1. Parking area Only one vehicle per bay is permitted. Vehicles may not be washed using fire or garden hoses. No major vehicle repairs may be carried out while on the property. Bays may not under any circumstances be used for anything other than parking of vehicles. **The storage of boxes, furniture etc. Is strictly prohibited.**

**No oil is to be dropped on common property – owners will be made to clean up and fined. Vehicles are to be parked in allocated bays only. There is no visitors' parking. Fines will be levied for any illegally parked vehicles.**

**Owners are to wait for the gate to close before driving off.**
2. Children Control over children must be exercised at all times. No ball games are allowed on the property. The riding of tricycles etc. is not allowed anywhere in the building. Children must not play along the corridors, stairways, entrance or in the parking area or in the area set aside for wash lines or refuse bins. **Fines will be debited for contraventions.**
3. Balconies If washing is hung on balconies, **it must be kept below the level of the windows** and must not be visible from the street. This also applies to anything stored on balconies such as fishing rods, furniture etc. No carpets, matting, linen, etc., shall be shaken or hung over the balcony or corridor walls for the purpose of cleaning or drying. **Fines will be debited for contraventions.**
4. Animals The Body Corporate has resolved that **no animals are permitted** to be housed in flats. Birds and fish may be kept without written consent from the trustees. However, on the third complaint received by the trustees in connection with any nuisance, the owner will be required to remove such pet from the premises.

No pets are to visit the building. A fine will be debited to anyone contravening this rule.
5. Number of persons The number of person/s, who occupies any one flat, may not exceed the number stipulated in the municipal by laws; rule (iii) of the schedule 2 refers. The Body Corporate has decided that a maximum of two (2) persons may be permitted in a bachelor flat, a maximum of three (3) persons in a couplet or one bedroom unit (provided there is an enclosed balcony, otherwise a maximum of

two (2) persons). A water surcharge will be debited in respect of persons overcrowding.

6. Staff

No staff may run errands nor do any odd jobs for residents during normal working hours. Owners are not to give the worker any instructions whatsoever – the trustees do this.

7. Alterations

All occupiers are reminded that **no alterations of any nature, eg installation of aircons, TV aerials, Sattelite dishes etc may be carried out to the exterior walls, doors and windows, interior of units, or exclusive use areas without the trustee's written consent.** The painting of doors must be maintained in brown stain or varnish only. Alterations or items of maintenance inside flats must be restricted between 08h00 and 17h00 Mondays to Fridays, 08h00 and 12h00 on Saturdays, except in cases of emergency.

**Fines will be debited for contraventions.**

A R1 000.00 refundable damage deposit is to be paid through the Managing Agents before any work commences.

8. Conduct

No occupier shall cause or permit conduct of such a nature that would constitute a nuisance, disturbance or be offensive to other occupiers. The use of radios, hi-fi equipment and musical instruments etc. must be controlled at all times so as not to cause annoyance to other occupiers. No braais, etc is allowed on the common property.

Quite times - weekdays from 22h00 to 06h00

weekends from 23h00 to 07h00

**Fines will be debited for contraventions.**

9. Corridors

Corridors must be kept clean at all times.

Owners/tenants must ensure that contractors/decorators carrying out interior alterations and/or refurbishing on their behalf, do not obstruct corridors with debris and materials and do not use the corridor as a work place. In addition, owners/tenants, or anyone acting on their behalf, shall exercise extreme care when moving goods, materials etc. along the corridors to ensure that no damage to the building or its fabric occurs.

10. Debris

**The storing of any debris on the common property as a result**

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of alterations etc. is strictly prohibited.

The refuse bins are for general house hold refuse only. Items such as old chairs, pelmets, tiles, old cement etc. are not general refuse and shall not be dumped near the refuse area. It is up to the individual to have these items removed.

Household refuse must be kept in the flat dwelling or placed directly inside the Body Corporate green bins provided (located in refuse bins area, ground floor). No household refuse to be stored or left in the corridors overnight or for any other period of time.

Fines will be debited for transgression.

- 11. Leasing of flats** If a flat is let or temporarily occupied by someone other than the owner, the owner must ensure that the tenant is provided with a copy of the house rules. The chairperson must also be notified of any impending change of ownership of a flat.
- Owners are in terms of the act and regulations responsible for the conduct of their tenants at all times.
- 12. Domestic** Occupants must ensure that their domestic workers comply with the house rules, particularly to (item 3) and the corridors (item 9). It must be impressed upon domestic workers not to loiter or carry noisy conversations in the corridor. Domestic workers must not allow anyone into the premises without positively identifying them.
- 13. Bicycles** The riding of bicycles is not allowed anywhere in the building, common property or in the parking area. Bicycles shall not be ridden in the corridor nor may they be parked in the corridors or entrance. Motor cycles may also not be parked in the entrance or walk ways or on the common property.
- 14. Security gates** Security gates may be fitted in the entrance to all flats **subject to the prior written permission of the trustees. Fines will be issued for transgressions.**
- Security is only as strong as the weakest link in the chain. Please all exercise maximum vigilance accordingly and report any breaches to the trustees.
- 15. Finance** Levies due for the month are payable by the 1st day of the month. Penalties and credit control will be incurred from the 7th day

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onwards. Any costs for letters of demand by the Managing Agent will be for the individuals account. In the event of an account having to be handed over for collection the defaulting owner will pay Attorney and own client legal charges and collection charges.

**16. Unoccupied flats**

It is strongly recommended that if a flat is to be vacated for a few days or longer, that the water supply to the toilet and geyser is turned off.

**17. Complaints**

If there are any complaints, please direct them **in writing** to the Managing Agents preferably by email. No action can be taken on verbal complaints.

**18. Owners Responsibility**

Owners are reminded that they are responsible for the conduct of their tenants at all times when on common property. Owners should be present to supervise their occupants when moving in or out of the block. They must also advise changes in their contact details and supply an email address if available. The scheme rules are to be handed to the new occupant prior to occupation and the acknowledgment to the effect that they have received same is to be sent to the Managing Agent. Owners are to regularly inspect their flats for toilet and geyser overflow leaks and attend to these or water surcharges will be debited.

**19. Fines**

Fines will be levied for any transgression of the rules. Quantum of the fine shall be at the trustee's discretions depending on the circumstances.

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