

WESTLAKE BODY CORPORATE – CURRENT REGISTERED CONDUCT RULES
ANNEXURE 9 - BODY CORPORATE CONDUCT RULES

1. ANIMALS, REPTILES AND BIRDS

- (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.
- (2) When granting such approval, the trustees may prescribe any reasonable condition.
- (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 REMOVAL

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) 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 the 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 paragraph(a).

3. VEHICLES

- (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) 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 or 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, an exclusive use area or in a section.

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 sub-rule (1), 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 THE 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 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 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 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 of occupancy by any owner or 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.



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WESTLAKE BODY CORPORATE – ABRIDGED RULES – 15 OCTOBER 2014

These abridged rules are extracts from the information booklet and the registered rules of the body corporate and are merely a guide to draw your immediate attention to certain basic rules of the complex. It is the responsibility of the owner to familiarize himself with the detailed rules of the body corporate and to ensure that the occupants and visitors to his unit abide by the rules at all times. If rules are contravened action will be taken against the registered owner of the unit concerned. www.uth.co.za

ALTERATIONS, ADDITIONS, EXTERNAL FIXTURES: Not allowed without the prior written approval of the body corporate. This includes, amongst other items: DSTV dishes, TV aerials, enclosure and extension of patios and balconies, security gates & burglar guards, trellidoors, air-conditioning units, awnings, exterior decorations, glazing of windows

HOUSEHOLD REFUSE DISPOSAL PROCEDURES – Household refuse is to be drained and securely wrapped and placed in a green bin in the refuse area situated behind the guard house at the main entrance on a daily basis. No refuse is to be stored outside a unit on the common property. Refuse removal takes place on Monday & Thursday mornings.

PETS – Not allowed except if expressly permitted in writing by the trustees. If permission is granted, it will always be subject to the pet being kept within the unit and on condition that the pet does not cause a nuisance to other residents. When a dog is taken from the unit for a walk it must be on a leash. The owner must carry a poop scoop in case of any incidents on the way out or when coming back into the complex. If any of these conditions are breached, permission will be withdrawn and the pet will have to be removed immediately.

PARKING OF VEHICLES – only to be parked in garages or in demarcated bays as allocated to the unit. Large, difficult to remove windscreen stickers will be placed on offending vehicles for first offences. Thereafter the vehicle will either be towed from the premise or the wheels will be clamped.

BALCONIES, PATIOS & GARDENS – Washing and beach towels may not be hung in these areas. Nothing may be stored or placed on these areas, which, at the discretion of the trustees, is aesthetically displeasing or undesirable when viewed from the outside of the section.

USE OF SWIMMING POOL – Persons using the pool must wear recognized swimming costumes. Fully clothed persons may not use the pools. Disorderly conduct is not permitted. No breakables allowed. Group functions are not allowed at the pools unless written permission from the trustees is granted.

CANOES & TRAILERS – A limited number of canoes will be allowed in designated canoe-rack areas. Trailers may not be parked on any portion off the common property.

SIGNS & NOTICES – May not be placed anywhere on the building or on the street verge without the prior written consent of the body corporate.

FIREWORKS – Strictly not permitted.

FEEDING OF MONKEYS – Strictly not permitted

WASHING LINES – Occupants may not erect their 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 buildings or from any other sections.

DISORDERLY CONDUCT OR CAUSING A NUISANCE OF WHATSOEVER NATURE BY ADULTS OR CHILDREN – Is not permitted in the Section or upon any part of the common property. Any act, matter or thing which constitutes or causes a nuisance or any inconvenience to any other owner or occupier of the buildings or member of the Body Corporate or which might affect the reputation of the complex shall be dealt with swiftly by instructing the Letting agent and the registered owner to remove occupants immediately. In the case of blatant disregard of the rules severe penalties shall be imposed on the levy account of the owner and, if necessary, a Court Order shall be imposed on the owner.

NUMBER OF OCCUPANTS - the maximum number of persons that shall be entitled to occupy any section of the Scheme shall be two persons per bedroom

SILENCE - Must be maintained between 22h00 and 06h00 every day. Radios, musical instruments, record players, television receivers, etc must be used in such a manner as not to be an annoyance to others.

BY ORDER OF THE BOARD OF TRUSTEES

Unlimited Townhouses CC CK 91/031042/23 Members: MD Smit, BQ Smit