

SCHEDULE

Initialed by two trustees for identification purposes

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

BODY CORPORATE OF CARILLON

NO. 537/1996

CONDUCT RULES  
SUBSTITUTED IN TERMS OF

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

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 (1.2).
- 1.4. In the event of approval being withdrawn in terms of (1.3) the trustees shall have the right to require any such animal, reptile or bird to be removed from the building.
- 1.5. In no event shall animals be permitted in any of the public portions of the building or any other part of the common property.

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- 1.6. The feeding of birds on the premises is prohibited.
- 1.7. A fine not exceeding R500 per incidence will be imposed for offences in contravention of this Rule.

2. REFUSE DISPOSAL

- 2.1. Rubbish or refuse may not be left on any portion of the common property or elsewhere where it will be visible from the common property whether in a container or not, but should be placed in a refuse bag in the garbage bins situated on each floor, and the LIDS MUST BE SECURELY REPLACED.
- 2.2. Garboard boxes MAY NOT be placed in the garbage bins and must be removed to the open park area provided.
- 2.3. A fine not exceeding R500 per incidence will be imposed for offences in contravention of this Rule.

3. VEHICLES AND PARKING

- 3.1. A vehicle shall be deemed to include a motorcycle and a trailer.
- 3.2. An owner, occupier, contractor or visitor shall not park so as to leave unattended any vehicle upon the common property without the prior written consent in writing of the trustees and shall not park a vehicle in a parking bay or garage without due authority or entitlement.
- 3.3. The trustees may cause to be wheel-clamped, removed or towed away, at the risk and expense of the owner or user of the vehicle, any vehicle parked on the common property in breach of these rules without prejudice to the disciplinary proceeding and imposition of fines referred to in these rules.
- 3.4. Owners and occupiers of sections shall ensure that their vehicles, and contractors (when applicable), do not drip oil or brake fluid onto or in any other way deface the common property.
- 3.5. An owner, or occupier shall not be permitted to dismantle or effect major repairs to any vehicle on any portion of the common property, including a section.
- 3.6. No buzz bikes, bicycles, tricycles, roller skates, scooters or skate boards shall be used on the common property.
- 3.7. No person shall sleep in any vehicle parked on the common property
- 3.8. Save with the prior written consent of the trustees, mobile campers, caravans and boats shall not be brought onto any portion of the common property.

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- 3.9 Vehicles shall be washed in an owner's/occupant's exclusive use parking bay only.
  - 3.10 Motor vehicles of owners/occupants may only be parked on such areas as are specifically demarcated by the trustees for that purpose.
  - 3.11. Save for the purpose of gaining access to garages or parking bays, bicycles, motorcycles, caravans and trailers may not be ridden or left on any portion of the common property or in any section where they are visible to the public and no sleeping shall be allowed in any caravan or other vehicle on any portion of the common property, garage or carport.
  - 3.12. Fire hoses may not be used for washing of motor vehicles or for any other purpose than that of fire fighting. Any other use constitutes a contravention of the By-Laws.
  - 3.13. No speeding is allowed on the property.
  - 3.14. A fine not exceeding R500 per incidence will be imposed for offences in contravention of this Rule.
- 4. GARDENING AND PLANTS**
- 4.1. No plants may be planted or uprooted and placed on the common property by owners/occupiers without the consent of the Trustees. All gardening on the common property shall be done by persons authorised by the Trustees unless specifically agreed otherwise. Owners/occupiers may be required to remove vegetation regarded by the Trustees as harmful to the building structures.
  - 4.2. A fine not exceeding R500 per incidence will be imposed for offences in contravention of this Rule.
- 5. DAMAGE, ALTERATIONS OR ADDITIONS TO THE COMMON PROPERTY**
- 5.1. An owner or occupier 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.
  - 5.2. Heavy articles of whatever kind or sort, furniture, luggage and the like shall only be carried across the common property, and not dragged across the surface thereof.
  - 5.3. It shall be the duty of each owner to ensure that the supervisor is notified a reasonable length of time (at least 2 days notice) before the occupant of a flat is due to move in or out thereof, to enable the supervisor to observe the movement of furniture over the common property of the Body Corporate and to arrange for the parking of removal vehicles, use of lifts and the like.

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- 5.4. Notwithstanding sub-rule (4.1), an owner or occupier shall install –
  - 5.4.1. any locking device, safety gate, burglar bars or other safety device for the protection of his section; or
  - 5.4.2. any screen or other device to prevent the entry of animals or insects, without the prior written consent of the trustees who shall be entitled to prescribe the nature and design of the device and the manner of its installation.
- 5.5. An owner may make alterations to the interior of his section, but no structural alterations, no alterations to the water piping, electrical wiring, conduits or plumbing may be effected without the prior written consent of trustees and then subject to such conditions as the trustees impose.
- 5.6. Repairs or alterations to electrical wiring and plumbing shall be effected only by a person qualified to do so, and such work shall comply with the standards and by laws of the relevant authority.
- 5.7. Repairs and maintenance to units will not be done by the Body Corporate staff. Repairs and cost will be owners responsibility.
- 5.8. The supervisors will deny access to contractors if no permission has been granted by the Trustees.
- 5.9. A fine not exceeding R500 per incidence will be imposed for offences in contravention of this Rule.

**6. APPEARANCE FROM OUTSIDE / STORAGE ON COMMON PROPERTY**

- 6.1. 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, decks, patios, stoeps and gardens which, in the discretion of the Trustees is aesthetically displeasing or undesirable when viewed from the outside of the section. It is requested by the Trustees that the lounge and patio windows facing Prince Street have curtains or blinds fitted.
- 6.2. An owner or occupier shall not store or leave, or allow to be stored or left, any article or thing in any part of the common property except with the written consent of the trustees first having been obtained.
- 6.3. No air-conditioning unit, awning, external blinds, satellite dish or television aerial shall be installed on any part of the common property without the prior written consent of the trustees and, where applicable, the local authority. An occupier must request consent to install a satellite dish from the Trustees. The occupier will be required to provide an undertaking that he/she will or will not remove the satellite dish from the roof if they vacate the building.
- 6.4. Air-conditioning units must be maintained and serviced by the owner. Maintenance costs will be the owner's responsibility.

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- 6.5. A fine not exceeding R500 per incidence will be imposed for offences in contravention of this Rule.
- 7. **SIGNS AND NOTICES**
- 7.1. No owner or occupier of a section, used for residential purposes, shall place or allow to be placed any sign, notice, billboard or advertisement of any kind whatsoever on any part of the common property including the exterior of a boundary wall or of a section so as to be visible from outside the section without the written consent of the trustees first having been obtained. "For sale" or "To let" signs should be self standing and not attached to the common property.
- 7.2. A fine not exceeding R500 per incidence will be imposed for offences in contravention of this Rule.
- 8. **LITTERING**
- 8.1. An owner, occupier, contractor or visitor 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. Unwanted post must not be discarded in the common property areas of the building, except in the refuse bin area.
- 8.2. A fine not exceeding R500 per incidence will be imposed for offences in contravention of this Rule.
- 9. **LAUNDRY**
- 9.1. An owner or occupier shall not, without the consent in writing of the Trustees, erect his own washing lines.
- 9.2. Washing may be hung out to dry ONLY in the area especially provided for that purpose.
- 9.3. Washing hung out to dry is at the sole risk of the person so doing.
- 9.4. Clothes horses and laundry on balconies MAY NOT BE VISIBLE from the outside of the building or from any other sections.
- 9.5. Clothing items (including bathing costumes, towels and dishcloths) may NOT be hung from windows or over balconies or fences.
- 9.6. A fine of R500 will be imposed for offences in contravention of this Rule.
- 10. **STORAGE OF INFLAMMABLE MATERIAL AND OTHER DANGEROUS ACTS**

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- 10.1. An owner or occupier shall not store any material or do or permit or allow to be done, any dangerous act in the building or on the common property which will or may put the premises at risk of damage or increase the rate of the premium payable by the body corporate on any insurance policy.
- 10.2. An owner or occupier shall not repair, alter or interfere with the electrical supply on the common property. Electrical faults shall be reported to the supervisors or Trustees.
- 10.3. A fine of R500 will be imposed for offences in contravention of this Rule.
- 11. **LETTING AND PARTING WITH OCCUPATION OF SECTIONS**
- 11.1. An owner shall not let his section without the prior consent in writing of the trustees, which consent shall not be unreasonably withheld. When granting consent the trustees may impose reasonable conditions and may withdraw consent if such conditions are not complied with or if the lessee or other occupants of the unit commit or allow a breach of the Sectional Titles Act or any rules made thereunder. The owner shall permit the Trustees to interview the lessee before concluding the lease agreement.
- 11.2. An owner who wishes to let his unit must incorporate a clause in the lease agreement to the effect that the occupant will abide by the Rules and Regulations of the Body Corporate and must make known the fact to his tenant that any breach of the Rules will be subject to a fine and could terminate the lease forthwith.
- 11.3. The supervisor or a security officer appointed by the trustees shall be entitled to call upon any person to identify himself or herself and to refuse entry to the common property and any section to any person who is unable to reasonably identify himself or herself with the owner's authorization to occupy the section; likewise the trustees shall be entitled to take whatever steps they deem necessary to remove from a section and the common property any person whom they were entitled to deny entry aforesaid.
- 11.4. No such letting and/or parting with occupation shall in any way release the owner from any of his obligations to the body corporate in terms of the Act.
- 11.5. All tenants of sections and other persons granted rights of occupancy by an owner of the relevant section as well as visitors, contractors and any employees, are obliged to comply with these conduct rules, the management rules and the provisions of the Sectional Titles Act of 1986, notwithstanding any provision to the contrary contained in any lease or any grant of rights of occupancy.
- 12. **ERADICATION OF PESTS**
- An owner shall keep his section free of white ants, borer beetles and other insects and to this end shall permit the trustees, supervisors, 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.

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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.

13. **REMOVALS AND DELIVERY OF FURNITURE**

13.1. Owners and occupiers shall advise the trustees or the supervisor seven days in advance of the intended day of the removal or delivery of furniture or any other heavy goods. Removal vans shall not impede the flow of traffic.

13.2. A moving in/out fee of R250 will be charged.

13.3. Owners/occupants will be allowed to move in/out at the following times: Monday to Friday from 08h30 to 15h00 and Saturday from 08h00 to 12h00.

14. **NUISANCE**

14.1. An owner or occupier shall not cause or permit any disorderly conduct of whatsoever nature in a section or upon any part of the common property, or do or permit any act, matter or thing in or about the same which shall constitute or cause a nuisance or inconvenience to any other owner or occupier of a section, to the supervisor or staff of the body corporate or to any other person lawfully present.

14.2. Owners and occupiers shall cause quietness to be maintained between and 22h00 and 07h00 on all days and, in addition, between 14h00 and 07h00 on Saturdays, in sections and on the common property, including the swimming pool and garden area. Silence is to be maintained on Sundays and public holidays in sections and on the common property, including the swimming pool and garden areas.

14.3. Motor hoorders shall not be sounded on the common property.

14.4. Radios, musical instruments, record players and television receivers shall be used in such a manner as not to disturb owners or occupiers in adjoining sections.

14.5. An owner shall be required to keep his air conditioning unit in a good state of repair so as not to cause undue noise to adjacent sections, falling which the trustees shall be entitled to have it repaired at the owner's cost.

Building operations in a section including drilling, hammering, sawing and any other noise-creating repairs, whether carried out by the owner or a contractor, shall only be carried out between the hours of 08h30 and 17h00 on Mondays to Fridays and from 08h30 to 12h00 on Saturdays, but not over Sundays and public holidays. All building operations shall be expeditiously completed.

14.6. It is of the utmost significance that an owner or occupier shall not cause

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or permit noise from a section to be heard in the section below. In particular, owners and occupiers shall ensure that the movement of furniture over tiled surfaces and wooden flooring, the footsteps of persons with hard sole shoes and other like contact with the surfaces do not result in noise being carried to the section below. In respect of such hard surfaces, owners and occupiers shall wherever possible use carpets and rugs and pads on the feet of furniture to eliminate such noise.

14.7. Fireworks shall not be lit or discharged in any section or on the common property unless consent has been granted by the Trustees.

14.8. An owner or occupant shall not vandalise or cause damage to the lifts.

14.9. As stipulated in sub-rule 13.6, an owner or occupant shall not play loud music.

14.10. Owners or occupants are not allowed to walk-through the front and back gates.

14.11. Owners and occupants to note that children are not allowed to play in the corridors.

14.12. Owners, occupants, visitors, employees and contractors are not allowed to carry open alcohol on the common property.

14.13. No hobbies or other activities may be conducted on the common property if such would cause a nuisance to the other occupiers.

14.14. Hobbies and other activities which cause undue noise are not permitted at all.

14.15. A fine not exceeding R5000 will be imposed for contravention of this Rule.

15. **USE**

15.1. All owners or occupiers of sections shall ensure that their respective activities in, and uses of, the common property and of a section or any part thereof, with all services, facilities and amenities available on the common property shall at all times be conducted and carried out with reasonable and diligent care and with due and proper consideration for the remaining owners and occupiers of the building, and in accordance with the Rules and with the provisions of the Act.

15.2. An owner shall not store or leave or allow to be stored or left any article or thing in any part of the common property except with the written consent of the trustees first having been obtained.

15.3. Unless otherwise authorised in writing by the trustees, the maximum number of persons who may reside in or occupy a section which is described as a residential section on the sectional plan of the body corporate shall be according to the following table-

TYPE OF SECTION                      NUMBER OF PERSONS

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1.5 Bedroom 3

2.5 Bedroom 5

Shareblock Control Act or by the promotion of a "club" with occupation rights to the club members of the relevant unit periodically for interrupted periods during any one year or otherwise: neither shall any other form of limited occupation rights be allowed, the whole purpose of this rule being to disallow any form of "time-sharing", whether such form of "time-sharing" be in the format mentioned in this rule or not, save that "time-sharing" shall not include occupation rights which stem from a short-term lease dealing with one fixed period only or the common law rights of limited occupation known by the legal expressions "Usus Habitation" or "Usufruct", or any fiduciary or fideicommissary rights.

- 15.4. A sleep over fee of R50 per person per night will be charged if the maximum number of persons has been exceeded as per sub rule 15.3. Sleep-overs will be required to complete a register and make payment prior to staying over.
- 15.5. Unless otherwise authorised in writing by the trustee, no persons may live in sections which are not described as residential sections on the sectional plans of the body corporate.

- 15.6. No servant may be housed on the property without the prior written permission of the Trustees having been obtained. The granting of such permission shall be in the sole discretion of the Trustees and permission may be withdrawn at any time by the Trustees upon giving the owner or occupier seven days written notice of such withdrawal. In such event the owner or occupier shall ensure that the servant in question is permanently removed from the property or the section within the stipulated period.

- 15.7. No owner or occupier shall employ and/or house servants on the property or in a section illegally or contrary to any law, by-law, the Sectional Titles Act or the Rules of the body corporate.

- 15.8. 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. In particular, the owners and occupiers shall ensure that their servants do not loiter on the common property, or store liquor on the property or in a section in excessive quantities, or behave in a drunken and disorderly manner, or allow the property or section to be overcrowded with visitors, or contravene any law, by law or the Rules of the body corporate.

- 15.9. Owners and occupiers shall provide their servants with the necessary toilet requirements, i.e. toilet paper, soap etc. Newspaper or other foreign objects may not be used in toilets and toilets must at all times be kept clean.

- 15.10. An owner or occupier of a section is liable for the conduct of his visitors and he must ensure their adherence to all requirements of the Act, and the Rules.

- 15.11. Employees of the body corporate will not take instructions from owners/occupants nor will they undertake tasks or errands.

- 15.12. No owner shall dispose of an undivided share in his unit in any fashion whatsoever, the effect of which disposal being that the person acquiring such undivided share shall be entitled to the exclusive use of that unit for a recurrent period of time annually or any other recurrent period of time and no form of "time-sharing" whatsoever in respect of any unit in the scheme shall be permitted, either directly or indirectly, whether such time-sharing be on the basis of a sale (or any other form of disposal) of an undivided share in the unit or by way of sale (or any other form of disposal) of shareblocks under the

- 15.13. A fine not exceeding R1000 will be imposed for offences in contravention of this Rule.

#### 16. POOL AND POOL AREA

- 16.1. The pool and pool area are strictly for the use of the owners/occupants.

- 16.2. This facility is for the enjoyment of all and should not be abused.

- 16.3. Noise is to be kept to reasonable levels and rough play etc will not be tolerated.

- 16.4. Swimming times are as follows-

Monday to Fridays: 08h00 to 18h00  
Saturdays and Sundays: 09h30 to 16h00  
Public Holidays: 10h00 to 16h00

- 16.5. An owner/occupant may use the facility to host a private function, however this is subject to consent being granted by the Trustees and abiding by the conditions as may be imposed by the Trustees. Owners/occupants must forward their request to the supervisors or Trustees at least seven (7) days prior to the intended day of use of the facility.

- 16.6. The swimming pool gate must be kept closed at all times and the pool equipment (pump and cleaning equipment) should not be tampered with in any way. Should a problem arise contact the supervisors/Trustees.

- 16.7. Anyone caught damaging any property within the pool area will be responsible for the cost of repairing the damage in addition to the fine penalty.

- 16.8. No glass is allowed in the pool area.

- 16.9. No children under the age of ten (10) without adult supervision will be allowed in the pool area.

- 16.10. All swimming is at your own risk.

- 16.11. No person is allowed after swimming to walk through the buildings whipping water and without shoes.

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- 16.12. Braais are only to be used by ADULTS, and after use, fires to be properly extinguished. Bins are provided for litter for your use. Please do not ashcoals in the bins.
- 16.13. There are no toilet facilities provided in this area and owners/occupants must use their own flat facilities. URINATING IN /ON COMMON PROPERTY IS STRICTLY PROHIBITED.

16.14. A fine not exceeding R5000 will be imposed for offences in contravention of this Rule.

**17. LOSS OR DAMAGE**

The body corporate shall not be responsible for any loss or damage suffered by an owner caused by the body corporate or by any servant or agent of the body corporate from any cause whatsoever, and it shall be the responsibility of an owner to effect his own insurances in respect of the contents contained in his section, or in any part of the common property.

**18. OWNER'S DEFAULT**

18.1. If an owner (whether by himself or by his lessee, invitee, guest, agent, servant or employee) commits a breach of any of these rules and fails to remedy such breach within a period of seven (7) days after the giving of written notice to remedy such breach by the Trustees or by the managing agents, if so authorised by the Trustees, the body corporate shall be entitled to take such action as may be available to it in terms of the Act or by law.

18.2. If an owner fails to repair or maintain his section in a state of good repair, or fails to maintain adequately any area of the common property allocated for his exclusive use and enjoyment and such failure persists for fourteen days after the giving of written notice to repair or maintain, given by the Trustees or the managing agent, the body corporate shall be entitled to remedy the owner's failure and to recover the cost of doing so from such owner.

**19. REPAIRS / ALTERATIONS TO SECTION AND EXCLUSIVE USE AREA**

19.1. No structural alterations, additions, enclosure of a patio or balcony and no building work which according to National Building Regulations requires the consent of the local authority, shall be carried out in or to a section until plans of same have been furnished to the trustees and their prior written consent has been obtained. Any consent shall be conditional upon local authority approval where applicable. The alterations and additions referred to above shall also include the lifting or retiling of floor surfaces other than in a kitchen or bathroom. In particular the trustees shall have regard to the noise factor created by tiled surfaces above bedrooms.

19.2. Prior to granting consent the trustees may require a certificate from an engineer that the stability of the building is not impaired.

19.3. In granting consent the trustees may impose reasonable conditions as to the

work and may request a deposit of money as security for damages as well as payments for the excessive use of any lift where applicable.

19.4. Repairs or alterations to electrical wiring and plumbing shall be effected only by a person qualified to do so and such work shall comply with the standards and bye-laws of the relevant local authority.

19.5. The enclosure of balconies and the replacement of windows and of external doors of a section are required to conform to the style and standard determined by the trustees for the premises as a whole.

19.6. An owner shall be responsible for the conduct of his contractors and their employees, all of whom shall comply with the security provisions in Rule 11.3 and, in particular, the obligation to provide proper identification.

19.7. An owner shall also observe the rules relating to the making of noise.

19.8. Notwithstanding that an external window or door (including a garage door) of section may comprise common property, the owner of that section shall be responsible for the repair or replacement of that window, window panes or door and ancillary fittings at his own cost whenever same shall become damaged, defective or worn out unless the damage is covered by insurance. Replacements shall conform to the style and standard determined by the trustees for the premises as a whole.

**20. STAFF AND SECURITY**

20.1. The trustees shall be entitled to require employees of owners and occupiers provide their names and identity numbers, to carry a permanent card of identification, carry an access disc to the building and to take whatever other steps the trustees may deem necessary for the security of the premises. The cost of any or all of the aforementioned shall be borne by the owner/occupier.

20.2. An owner or occupier shall for security reasons give prior notice to the supervisor or, alternatively, to the trustees of any repair person or service provider who is to gain access to his section.

20.3. A fine not exceeding R1000 will be imposed for offences in contravention of this Rule.

**21. ENFORCEMENT OF RULES BY FINES**

21.1. In the event of an alleged breach by an owner of any of his obligations under the Act or any of the management or conduct rules, then the Trustees shall have the remedies hereafter set out in addition to and without prejudice to any

other remedy available.

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- 21.2. The trustees shall be entitled to summons an owner or occupier to appear before a committee of not less than two Trustees to answer any alleged breach referred to in 21.1. and to show cause why a fine should not be imposed.
- 21.3. The owner shall be given written details of the alleged breach and reasonable notice of the hearing.
- 21.4. The hearing shall be held as soon as possible and shall be informal. The committee shall consider evidence and documents relating to the alleged breach. The owner or occupier may be represented and shall be allowed to present evidence and documents.
- 21.5. After the hearing, the committee shall reach its decision and give written notice thereof to the owner together with any fine imposed.
- 21.6. Should the owner fail to appear at the hearing, then the committee shall reach its decision in his absence and thereafter notify the owner in writing.
- 21.7. In the event of the owner disputing the decision or the amount of the fine, such dispute shall be resolved by arbitration in terms of Management Rule 71.
22. **LIFTS**
- 22.1. Children under the age of ten years shall not use the lifts unless accompanied by an adult. The trustees in their discretion shall be entitled to impose a charge upon an owner or occupier for excessive use of a lift during building operations or movement of furniture, the intention being to compensate the body corporate for additional electrically charges and/or wear and tear. The trustees shall also be entitled to deny the use of all lifts for the purposes of conveying building materials for any owner who refuses to comply with the conditions imposed by trustees when approving building alterations.
- 22.2. A fine not exceeding R500 will be imposed for offences in contravention of this Rule.

23. **LEVIES AND OTHER CHARGES PAYABLE BY OWNER**

- 23.1. The trustees shall be entitled to make administrative charges against an owner (to be fixed by the Trustees in their discretion) for sundry expenses caused by an owner such as obtaining legal, accounting and technical advice, letters written, faxed or sent by e-mail, telephone calls or work generally done, bank charges or other expenses incurred. This shall apply in particular to expenses arising from:
- 23.1.1. the failure of an owner to pay any amount to the body corporate timeously.



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- 23.1.2. an owner being in breach of the Act or the Rules or any directive issued by the Trustees.
- 23.1.3. an owner making a cash payment into the bank account of the body corporate or its agent.
- 23.1.4. the provision of any letter or document for or on behalf of an owner.
- 23.1.5. call-out time for lost keys, water leaks, electricity faults.
- 23.2. All monies due to the body corporate shall be allocated firstly to amounts other than levies and contributions and only thereafter to levies and contributions.
- 23.3. Unless otherwise resolved by the trustees, all levies or contributions shall be payable by members monthly in advance on the first day of each and every month.
- 23.4. The trustees shall have the right to charge interest on late payments of levies, fines or other amounts due to the body corporate at the prime overdraft interest rate of the Standard Bank from time to time as verified by a Bank official.
24. **EMERGENCY ACCESS**
- Every owner or occupier of a section shall deliver to the trustees duplicate keys to the entrance to his section for the purpose of gaining entry in the event of an emergency.
25. **SLAUGHTERING OF ANIMALS**
- No slaughtering of animals or birds shall be permitted in any section or on the common property.
26. **TRUSTEES' DIRECTIVES**
- In their obligation to do all things reasonably necessary for the control, management and administration of the common property, the trustees shall be entitled to issue binding written directives in elaboration of these conduct rules which shall be binding upon owners, occupiers, contractors and visitors.
27. **LEVIES**
- Owners shall make contributions in terms of Section 37(1)(b) of the Act or similar legislation.



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