

Ashton Mews

House Rules



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1 Motor Vehicles

1.1 Repairs to and reconditioning of vehicles are not permitted on common property or in common view.

1.2 Motor vehicles of owners and visitors shall be parked at all times so as to leave manoeuvring space for access to neighbouring garages with a maximum of 2 cars permanently parked.

1.3 Caravans may not be parked on the common property.

1.4 No commercial vehicles on the common property without permission of the Trustees.

2 Cycles, etc

2.1 The riding of bicycles on the common property is not permitted.

2.2 The use of soap-box carts, skateboards, roller skates, etc., on the common property is prohibited.

3 Laundry

3.1 Washing hung out to dry is at the sole risk of the person doing so.

3.2 Washing may not be hung out to dry in any part of a section where it is visible to the general public or other residents.

4. Sanitary Services

4.1 Rubbish or bins may not be visible from the common property.

4.2 Rubbish may not be handled contrary to the regulations of the Borough, e.g. All glass must be wrapped in a double layer of newspaper etc.

4.3 No rubbish or refuse may 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, except for collection on the days prescribed by the Borough.

4.4 Should owners or their domestic staff take refuse directly to the refuse removal area, refuse must be deposited in the municipal containers provided and the gate re-closed.

5 Silence

5.1 Motor hooters may not be used on the common property.

5.2 Radios, musical instruments, record players, T.V. sets etc., must be used in such manner as not to cause a nuisance to other sections.

6 Gardening and Plants

All gardening in respect of the common property shall be done by persons authorised by the Trustees unless otherwise specifically agreed.

7 Private Gardens

7.1 Private gardens must at all times be kept neat.

7.2 Garden tools and other equipment must not be kept in any place where they will be in view from other units or any portion of the common property.

8 Children

8.1 No ball games are permissible on any portion of the common property.

8.2 Residents must supervise their children and the children of their visitors so that no damage or nuisance is caused to the common property or other occupiers. In particular, children may not interfere with the post boxes, plants, decorations, name plates, fire hose reels, exterior lights etc.

9 Activities on Common Property

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

9.2 Hobbies and other activities which cause undue noise are not permitted.

10 Servants

Occupiers are responsible for the conduct of their servants and must ensure they do not cause any undue noise or nuisance to any other occupier.

11 Sundry Provisions

11.1 Inflammable or other dangerous material or articles may not be brought on the common property or elsewhere.

11.2 The gardeners and cleaners employed by the body corporate may not be employed to do any private work for owners unless specifically authorised by the Trustees.

11.3 No firearms or pellet guns may be discharged on the common property.

11.4 Should any damage of whatsoever nature be caused to the common property by an owner, his family, his tenants, his servants, or their visitors, or his pets or those of his family, his tenants or his visitors, the owner shall be liable to reimburse the body corporate for the cost of repairing such damage.

12 Pets

12.1 No animals or pets may be kept without the express approval of the Trustees, which permission may be withdrawn at any time. Should dogs be allowed, same must be leashed and/or properly controlled when on the common property.

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

12.3 The removal of any excrement left on the common property by pets shall be the responsibility of the owner concerned.

13 Visitors and Tenants

The occupiers of a section are liable for the conduct of their visitors and/or tenants and they must ensure that all rules, whether in terms of the Act or these rules, are properly adhered to.

14 Business Activities

14.1 No business, profession or trade may be conducted on the common property or in a section, except those which are specifically allowed by the local authority to be conducted in a sectional title scheme.

14.2 No advertisements or publicity material may be exhibited without the permission of the Trustees.

15 Exterior

15.1 No decorations may be attached to a section and the exterior of a section may not be painted or otherwise treated unless specifically authorised by the Trustees.

15.2 No awnings may be erected unless written approval has been obtained from the trustees.

15.3 No exterior modifications/ changes can be made without approval from the Trustees.

16 General

16.1 An owner shall not:

16.1.1 Use his section or permit his section to be used for any purpose which is injurious to the reputation of the building.

16.1.2 Keep or do anything on the common property contrary to the rules after due notice from the Trustees.

16.1.3 Do or permit to be done in his section or on the common property anything which will or may increase the rate of premium payable by the body corporate on any insurance policy.

16.2 When the purpose for which a section is intended to be used is shown expressly or by necessary implication on or by the registered sectional plan, an owner shall not use or permit his section to be used for any other purpose.

16.3 No duty shall be placed upon any owner in regard to the provision of any improvement on or to the common property unless a proposal to make such improvement has been approved by a special resolution at a general meeting of owners of sections.

17 Legal Obligations

It is the obligation of owners wishing to re-sell their unit in terms of the Sectional Titles Act 1971, to inform the prospective purchaser of the House Rules, Levy and any onerous obligations.

18 T.V. Aerials

Exterior T.V. aerials are not permitted without permission of the Trustees.

REV. 1. March 1985

(Sectional Titles Act No. 8 of 2011)