

CLUB MYKONOS, UMDLOTI BEACH

BELLAMONT ROAD, UMDLOTI, 4350

HOUSE RULES

1. ANIMALS, REPTILES AND BIRDS

An owner, possessor or occupier of a flat may not keep any animal, reptile or bird in a flat or on the common property in any circumstances whatsoever.

2. REFUSE DISPOSAL

An owner, possessor or occupier of a flat shall:

- a) Keep a receptacle for refuse within his flat or in such part of the common property as may be authorised by the Trustees in writing. Such receptacle shall be kept in a hygienic and dry condition.
- b) Ensure, before refuse is placed in such receptacle, that it is securely wrapped, and that bins or other containers are completely drained.
- c) Place refuse bags in the refuse bins provided by the Trustees at strategic points on the common property.

3. VEHICLES

- a) No owner, possessor or occupier shall park or stand any vehicle upon the common property, or permit any vehicle to be parked or stood upon the common property, without the consent of the Trustees in writing.
- b) The Trustees may cause to be removed or towed 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.
- c) Owners, possessors and occupiers of flats shall ensure that their vehicles, and the vehicles of their visitors and guests, do not drip oil or brake fluid or in any other way deface the common property.
- d) No owner or occupier shall dismantle or effect major repairs to any vehicle on any portion of the common property, exclusive use area, or in a flat.

4. DAMAGE, ALTERATIONS OR ADDITIONS TO THE COMMON PROPERTY

- a) An owner, possessor or occupier of a flat shall not mark, paint, drive nails or screws into, or otherwise mark or alter any part of the common property without first obtaining- the written consent of the Trustees.
- b) Notwithstanding sub-rule(a), an owner or person authorized by him, may install:
 - i) any locking device, safety gate, burglar bars or other safety device on the protection of his flat;
or
 - ii) 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 or its installation.

5. APPEARANCE FROM OUTSIDE

The owner, possessor or occupier shall not place any object or do anything on the common property or on balconies, patios or stoeps, which is aesthetically displeasing or undesirable when viewed from the outside of the flat or building. In this connection no awning may be erected which does not conform to the colours decided upon by the Trustees.

6. SIGNS AND NOTICES

No owner, possessor or occupier of a flat shall place any sign, notice, billboard or advertisement of any kind whatsoever on any part of the common property or flat, so as to be visible from outside the flat or building, without the written consent of the Trustees first having been obtained.

7. LITTERING

An owner, possessor or occupier of a flat shall not deposit, throw, or permit or allow being deposit or thrown, any litter whatsoever on the common property.

8. LAUNDRY

An owner, possessor or occupier, of a flat 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 buildings or the common property so as to be visible from outside the buildings or from any other flat.

9. STORAGE OF INFLAMMATORY MATERIALS AND OTHER DANGEROUS ACTS.

An owner, possessor or occupier of a flat, carport or parking bay 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 may increase the rate of premium payable by the Body Corporate on any insurance policy.

10. LETTING OF UNITS

All tenants of flats and other persons granted rights of occupancy by any owner or possessor of the relevant flat are obliged to comply with these House Rules, notwithstanding anything to the contrary contained in any lease or any grant or right of occupancy.

11. ERADICATION OF PESTS

An owner shall keep his flat free of white ants, borer beetles and other wood destroying insects and to this end shall permit the Trustees, the Managing Agent, or their duly authorised agents or employees, to enter his flat from time to time for the purpose of inspecting the flat and taking such action as may be reasonably necessary to eradicate any such pests. The costs of inspecting or eradicating any such pests as may be found within the flats, or replacing any woodwork or any material

forming part of such flat which maybe damaged by any such pests shall be borne by the owner of the flat concerned.

12. CARPORTS AND PARKING BAYS

The carports and parking bays are for motor vehicles only and are allocated for the exclusive use and occupation of the owners of the flats with corresponding flat numbers. Only one carport/parking bay may be used per flat.

13. NUMBER OF OCCUPANTS

The limit on the number of occupants per flat is as follows:

- Bachelor - a maximum of 4 persons
- 2 Bedroom - a maximum of 6 persons
- 3 Bedroom - a maximum of 8 persons

Should an owner, possessor, or occupier wish to accommodate more persons than the maximum allowable, he shall be able to do so with the consent of the Trustees.

14. All owners, possessors and occupiers shall behave in such a manner that the reasonable use and enjoyment of others of their flats and the common property shall not be impaired.

15. No casual labourers shall be permitted on the premises

16. No open-fire braais on balconies, corridors or passages are permitted

17. No owner, possessor or occupier may use his flat for any purpose other than those laid down in the deed of sectional title for his flat, i.e. flats are to be used for residential purposes only.

18. It is the duty of any owner, possessor or occupier of any flat at anyone time to read and understand the meaning of the rules and he or she is taken to have agreed to abide by them. Should such owner, possessor or occupier break one or more of these rules and be notified by an authorized person to desist from the offending behaviour, he must do so immediately. Should, he not do so the authorised person shall have the authority to eject the offender from the premises forthwith, and such person is taken to agree to vacate the premises without any further legal action being taken. In this connection the manager of the complex and the caretaker, whomsoever they may be from time to time, have such authority as does the chairman of the board of Trustees.