

Att Romola Paul.



**rural development
& land reform**

Department:
Rural Development & Land Reform
REPUBLIC OF SOUTH AFRICA

OFFICE OF THE REGISTRAR OF DEEDS
Private Bag X9028, Pietermaritzburg, 3200; Tel: 033 355 6800; Fax: 033 345 5101

**BROLL PROPERTY MANAGEMENT
P O BOX 49603
DURBAN
4000**

Dear Sir / Madam

**NOTIFICATION IN TERMS OF SECTION 35(5) AND REGULATION 30(3) AND (4)
AND REG 30(7) OF THE SECTIONAL TITLES ACT 1986**

Your letter dated 26/09/2013 refers.

Receipt is acknowledged of your abovementioned letter, the contents thereof have been noted in the relevant file of the Scheme known as **URBAN PARK of SS163/2013**.

Yours faithfully

REGISTRAR OF DEEDS: PIETERMARITZBURG

Date: **04/09/2013**

Enquiries: S H Dlamini
Telephone: 033 355 6980
Our Ref: AE6/6/1 (S338)
Your Ref: RP

urban park

CONDUCT RULES

1. Animals, Reptiles and Birds

No animals, reptiles or birds shall be kept in any section or any part of the common property.

2. Refuse Disposal

(1) 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 authorized 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 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 and 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 or in a section.

(5) Owners to ensure that their vehicles are at all times parked in their correct bays. Should a vehicle not park in its correct destination it may warrant the wheels being clamped and fines of R300 being levied against the owner.

J.

T. M.

4. Damage alterations or addition 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 authorized 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 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 the outside of the section. In particular, the owner or occupier is not allowed or hang any clothing, linen or laundry in the balconies.

6. Signs and Notices

No owner or occupier of a section, used for residential or commercial 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 of 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 authorized 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 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.

12. Moving In/Out of Premises

Building Manager to be informed PRIOR TO moving into/out of the unit as he needs to be present at the time to ensure no damage caused to the building during this process. Access will be granted upon receipt of Payment of R250,00 for his services and a signed acknowledgement of receipt of a copy of the body corporate and/or conduct rules.

Moving in / out will be restricted between 7am and 6pm.

13. Loud Music

Owners are to ensure that there is no excessive blaring of music of any kind within the apartments so as to cause a disturbance to the other owners.

14. Drinking in Public Areas

Drinking in public and common areas is strictly forbidden.

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T.M

15. Pool Usage

Access to use of the swimming pool will be limited from 6am TO 9pm.

16. Air Conditioning Units

No owner/tenant will be allowed to fit any air conditioning units without the written consent of the Trustees of the Body Corporate first being had and obtained to avoid any violation of the body corporate and/or design rules of the association (if any).

SIGNED BY THE PURCHASER AT
ON

J. M.