



Unlimited Townhouses



SPECIALISTS IN BODY CORPORATE MANAGEMENT FOR HOUSES, FLATS AND RESIDALS

THE SENTINEL BODY CORPORATE – ABRIDGED RULES

These abridge 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 familiarise 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. Information Booklets may be obtained from the managing agent or viewed on the web site of Unlimited Townhouses www.uth.co.za

In addition to these rules further rules will be implemented specifically for residents living at The Sentinel.

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 OF PATIOS, SECURITY GATES & BURGLAR GUARDS, TRELIDOOORS, AIR-CONDITIONING UNITS, AWNINGS, EXTERIOR DECORATIONS, GLAZING OF WINDOWS

GUIDELINES FOR INSTALLING AIR-CONDITIONING UNITS

When permission is granted by the Board of Trustees or the managing agent, the following guidelines are usually applied:-

- The unit must be installed in a position which cannot be seen from the street or adjoining buildings
- The unit may not spoil the aesthetic appearance of the building.
- The installation may not be in a position which in any way affects or causes an inconvenience to another owner
- The unit as well as the ducting and cables must be painted to match the colour of the wall on which it is mounted.
- The unit must be maintained regularly by cleaning the filters monthly and ensuring that the unit is serviced and de-rusted every six months.

HOUSEHOLD REFUSE /LITTERING – Household refuse should be drained and securely tied in plastic bags and put into the green bins. No littering of the common property will be allowed, including the pool and parking areas. At no time should refuse be left in the common property.

Excessive refuse, packing cases, garden refuse, building rubble unused furniture etc. must be carted off the premises by the owner/tenant and not to be dumped at the bin area.

PETS – Not allowed.

PARKING OF VEHICLES – only in demarcated bays as allocated the unit.

- 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.
- The trustees may remove or tow away any vehicle, 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.
- Owners or occupiers of sections shall ensure that their vehicles do not drip oil or brake fluid on to the common property or in any other way deface the common property.
- No owner or occupier shall be permitted to dismantle or affect major repairs to any vehicle on any portion of the common property, an exclusive use area or in a section.
- Visitors are not to occupy parking bays that belong to owners or tenants of the complex. Unknown vehicles will be towed of common property.
- Any issues that one may have with parking bays should contact the developers as they were the ones who issued the bay to the residents.

THE SENTINEL BODY CORPORATE – ABRIDGED RULES (CONT'D)

BALCONIES, PATIOS & GARDENS – Nothing to be stored or placed on these areas, which, in the discretion of the trustees, is aesthetically displeasing or undesirable when viewed from the outside of the section. E.g. fridges, boxes, vacuum cleaners, etc.

No hanging of washing will be allowed over the balcony or in the common property.

Gas and or electric braai's are only allowed on balconies (No coal braai's). The braai facilities in the pool area should be used if a resident wishes to use a coal braai.

CURTAINS – must be lined with white fabric other than where Venetian or bamboo blinds are being used, in which instance these must be of either a wood grain or white or beige colour.

SIGNS & NOTICES – May not be placed anywhere on the building or on the street verge.

WASHING LINES/WASHING– Occupants may not erect their own washing lines, nor hang any washing or laundry or any other items on any part of the building mainly the balcony or the common property so as to be visible from outside the buildings or from any other sections.

The Umhlanga Ridge Patrol Team comes around to assess the appearance of the building and notices and fines will be sent out accordingly.

CHILDREN

- Children should not be left unattended wandering around the complex.
- Skateboards, bicycles and scooters are not to be ridden in the complex.
- Ball games are not to be played anywhere within the complex.

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.

DISORDERLY CONDUCT OF WHATSOEVER NATURE – Not permitted in the Section or upon any part of the common property nor any act, matter or thing which shall constitute or cause a nuisance or any inconvenience to any other owner or occupier of the buildings or member of the Body Corporate.

- Loud music played inside the unit is prohibited at all times.
- No drinking of alcohol within pool area, or near common property eg. Stairs, corridors or car park
- No loitering in the car park or entrance to any of the buildings. Sitting on walls of entrance, stairway and railings are not permitted.
- Residence to entertain their guests in their own units and not on common property.
- Owners, tenants and visitors may not use their sections or any part of the common property in a manner, which causes a nuisance to other residents. This includes not playing loud music, loitering and letting off fireworks.
- Owners /Tenants shifting in or out, furniture delivery times are between 8.00am to 4pm Monday – Saturday and 9am – 2pm on Sunday. No heavy vehicles to enter the complex.
- Renovations are to be undertaken between 9am – 3pm Monday to Friday only. Noise level must be kept to the minimum.
- No selling of any goods from units eg. Tuck shop, Shebeens, or Drugs.

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 at all times.

THE SENTINEL BODY CORPORATE – ABRIDGED RULES (CONT'D)

POOL

- Swimming hours are between 5 am to 10 pm Monday to Sunday.
- Children under the age of 12 must be accompanied by an adult when entering the pool area.
- The Body Corporate will not be held responsible or accountable for any accidents in the pool area.
- Glass or other breakable objects will not be allowed in the immediate vicinity of the pool.
- No alcohol to be consumed in the immediate vicinity of the pool.
- Ball games and other games likely to cause inconvenience to other users will not be permitted.
- All owners/tenants using this recreation area are requested to keep it litter free.

LETTING OF UNIT

- Owners letting out their units are by law required to ensure that tenant are aware of the rules and regulations of the complex, and that he/she abides by them.
- New owners/ tenants are to meet with the trustee (s) in charge of screening when they move into the complex.
- Owners must inform Unlimited Townhouse immediately when unit is sold or let out.

SALE OF UNITS – All owners who wish to sell their units are to provide the managing agent and the trustees with the names and contact details of the estate agents they chose.

VANDALISM – Anyone caught vandalizing any part of the common property will be fined R1000 and charged for the repairs thereof. Alcohol may not be consumed in the parking area or on any part of the common property.

FIREWORKS - Letting of fireworks will not be allowed at all times within the complex or in the unit (including festive seasons and religious celebrations).

FIREHOSES – the use of fire hose for any other reason other than fire fighting is not permitted.

SECURITY

The security company has been instructed to enforce all rules of the Body Corporate and to take necessary action against defaulters.

Anyone having any complaints or comments regarding the building should inform security who has a message book. The trustee or Building Supervisor will attend to the issues that are brought forward.

THE SENTINEL BODY CORPORATE – ABRIDGED RULES (CONT'D)

ALL RULES OF THE SENTINEL BODY CORPORATE ARE NOT NEGOTIABLE

Fines will be debited into individual levy accounts

FINES

Disorderly conduct of whatsoever nature – R500.00
Use of firehose to wash car – R500.00
Ball games in the complex – R500.00
Use of coal braal's within the units – R500.00
Untidy balconies - R500.00
Damage to common property – R1,000.00
Unauthorised selling of any items from units – R1,000.00
Consuming of alcohol on common property - R500.00
Use of fireworks within the complex – R500.00
Unauthorised signs and notices – R500.00
Littering of the common property – R500.00
Keeping pets within the units – R500.00
Driving recklessly in complex – R500.00

FINES ARE SUBJECT TO CHANGE WITHOUT FURTHER NOTICE.

A fine system is in place and the registered owner will be debited with a minimum fine of R500 but could be as much as R5000 should any of these rules be breached by the occupants or visitors to the unit.

**All residents are to REGARD THIS AS A FINAL WARNING.
SHOULD WE RECEIVE ANY COMPLAINTS REGARDING BREACH
OF RULES, THOSE RESPECTIVE INDIVIDUALS WILL BE FINED.**

ORDER OF THE BOARD OF TRUSTEES

25 APRIL 2008

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