

JAMAICA BEACH BODY CORPORATE

REGISTERED CONDUCT RULES

[Section 35 (2) (b) of the Sectional Titles Act, 1986 – Annexure 9]



ANIMALS, REPTILES AND BIRDS

1. (1) An owner or occupier of a section shall not, without the consent in writing of the trustees keep any animal, reptile or bird in a section or on the common property.
- (2) When granting such approval, the trustees may prescribe any reasonable condition.
- (3) The trustees may withdraw such approval in the event of any breach of any condition prescribed in terms of sub-rule (2).

REFUSE DISPOSAL

2. 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 authorised 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 and 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).

VEHICLES

3. (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 clamped, 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 onto 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 area or in a section.
- (5) Parking Bays 1 to 9 and 22 respectively as registered to the Body Corporate is for the exclusive use of the residential sections and their visitors.

DAMAGE, ALTERATIONS OR ADDITIONS TO THE COMMON PROPERTY

4. (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 authorised 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.

APPEARANCE FROM OUTSIDE

5. 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.

SIGNS AND NOTICES

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

LITTERING

7. 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.

LAUNDRY

8. 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.

STORAGE OF INFLAMMATORY MATERIAL AND OTHER DANGEROUS ACTS

9. 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.

LETTING & USE OF UNITS

10. (1) All tenants of units and other persons granted rights of occupancy by any owner or 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.
- (2) A Maximum of 2 persons per bedroom is allowed at any one time
- (3) Units may only be used as per their registered use.
- (4) Radios, TV sets, hi-fi's, musical instruments, etc. may not be played at a level so as to interfere with any other resident.
- (5) Burglar alarms must be set in such a way as not to go off without reason and should stop automatically after the initial alarm.
- (6) Silence must be observed between 10:30 p.m. and 7 a.m.
- (7) No owner or tenant shall do or permit to be done in his flat and/or garage or the common property anything that is illegal, injurious to the reputation of any other resident or the building, or constitutes a nuisance or unreasonable invasion of the privacy of any other resident
- (8) Any addition or alteration, whether internal or external, must be applied for on the approved application form as prescribed by unanimous resolution of the Trustees from time to time

ERADICATION OF PESTS

11. 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 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. 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.

GARAGES

13. (1) Garages may only be owned by registered owners of units
- (2) Garages may not be let to or used by non residents.

COMMON PROPERTY

14. (1) Common property, such as corridors, staircases, driveways, pool area and gardens shall be used or enjoyed by all residents in such a way as not to cause a nuisance to other residents of the building.
- (2) The use of the pool and the pool area is allowed for owners, residents and their family or guests only. Children under the age of 12 must be accompanied by a responsible adult.
- (3) It is the duty of owners/tenants to report any defect in the common property e.g. fused globes to the trustees or to the managing Agent.
- (4) Fire hoses may not be used for any other purpose than that intended

OWNERS LIABILITY AND ENFORCEMENT OF RULES

15. (1) Any breach of these rules will be subject to an immediate spot fine in the minimum amount of R250-00
- (2) Registered owners of units will be held liable for compliance to these rules by their family, tenants, employees, contractors or visitors
- (3) Registered owners of sections will be held liable for all costs which may result from the enforcement of these rules and/or repairs required for the making good of any damage caused to the common property by non-compliance.