

SAN HILL VILLAS

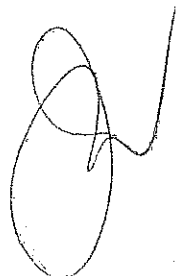
SCHEDULE

TO FORM V OF ANNEXURE 1 OF SECTIONAL TITLES REGULATIONS

BODY CORPORATE OF SAN HILL VILLAS, BALLITO

SUBSTITUTED CONDUCT RULES

L.S.

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ABRIDGED CONDUCT RULES FOR SAN HILLS
For the guidance of short term occupants
(Full Rules are available in the Managing Agents office)

1 ACCOMMODATION

No more than 2 persons per bedroom are permitted to reside in any unit. Visitors are not to exceed the number of occupants and may not sleep over in any unit

2 REFUSE

To be placed in the bins provided in tied up plastic bags

3 VEHICLES AND TRAILERS

Vehicles may only be parked in the bay designated for the unit and the use of one unnumbered bay may be used for not more than 1 additional vehicle per unit.

Trailers may only be parked in the demarcated area and no trailed of any size may be parked attached or unattached to a vehicle in a vehicle bay

4 VERANDAHS

No clothing, towels or any beachwear may be hung from verandah railings

5 SWIMMING POOL

Hours of use are between 05h00 and 23h00

No bottles or glasses are permitted in the pool area

Users are requested to advise their children not to shout or scream in the pool area

No "bombing" or jumping into the pool from a distance is permitted

6 BRAAIS

A braai area exists on the North side of the upper block

Charcoal, wood and open fire braais are not permitted anywhere outside the designated braai area. Gas and electric braais may be used on verandahs, but only where no discomfort and inconvenience is caused to any other unit.

Braais may not be placed on the lawn surfaces outside the units.

7 GENERAL

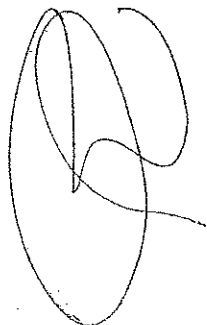
NO PETS ARE PERMITTED

DISCHARGING OF FIREWORKS IS NOT PERMITTED ANYWHERE IN THE COM

Occupants are not permitted to give staff or security any instructions

Any problems or difficulties must be communicated to the Manager.

PLEASE BE CONSIDERATE OR OTHERS, KEEP NOISE TO A MINIMUM,
DRIVE COURTEOUSLY WITHIN THE COMPLEX AND MAINTAIN CONTROL
OVER THE ACTIVITIES OF YOUR CHILDREN

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BODY CORPORATE CONDUCT RULES

CONDUCT RULES FOR SAN HILLS VILLAS

Section 35(2)(b) of the Sectional Titles Act No 95 of 1986 (as amended)

1 For the purpose of these Rules :

- (a) the term "building" shall mean any portion of the block of flats known as "San Hills Villas" including the garaging and common property.
- (b) the term "premises" shall include the building as defined above and all the land in the registered ownership of the Body Corporate "San Hills Villas".
- (c) the term "holder" shall mean, in relation to each flat, the person entitled to occupation thereof as a Member of the Body Corporate in accordance with the Sectional Plan, and allocated in terms of the Sectional Titles Act No 95 of 1986.

2 Structural

- (a) The flats hereby occupied shall be used for private residential purposes only, and for no other purpose whatsoever. The holder of each flat shall accept responsibility for the interior of his/her flat, and shall make good any damage or breakage to that property.
- (b) No holder shall be entitled to make any alteration of a structural or any other nature to the exterior and interior of the building without the prior written approval of the Trustees of the Body Corporate.
- (c) Each holder of any flat shall ensure that any sewer or drain pipes in, or from, such flat which may become obstructed, are forthwith cleared at his or her expense.
- (d) Each holder shall at his or her expense forthwith make good all damage done, whether accidentally or otherwise, by him/herself, or any member of his household, or by his/her visitors or servants, to any portion of the common property.
- (e) No shades, awnings, air-conditioners or window guards, visible from the exterior shall be erected or installed in or about the building except such as shall be approved in writing by the Trustees of the Body Corporate.
- (f) In order to ensure conformity with the existing overall building elevation, and the requirements of Municipal Building by-laws, any proposed exterior alterations e.g. to windows, doors, or additions to exterior lighting etc must be referred to the Trustees for approval, prior to submission to the Municipality authority for final approval and it is the Holders responsibility following approval of external alterations, to ensure that any external damage suffered to the building or the common property, including paintwork, plaster-work, etc be made good at the Holders or occupants/occupiers expense.

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(g) An owner/holder 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.

(h) In amplification of sub-rule (g) an owner/holder may install :-

(i) any locking device, safety gate, burglar bars or other safety device for the protection of his section; 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 of installation.

(j) Keys. Owners/Holders or occupiers are responsible for their own keys, locks, windows, fixtures, fittings and installations affording security to the interior of their sections and garages. In an emergency, when forcible entry is necessary, the Body Corporate shall not be held responsible for damage to, or replacement of windows, doors, or any other items. To avoid such an eventuality, Owners/Holders/occupiers are requested to deposit a set of flat door, servant quarter door and garage keys with the resident supervisor or alternatively with the Managing Agent or another reliable person in Ballito whose name will be made known to the Managing Agent.

(j) All taps should be closed off effectively and kept in proper working order. External leakages should be reported immediately to the Supervisor or the Managing Agent to prevent loss of water and possible damage to the building.

k) The cost of purchasing/maintaining/replacing remotes shall be for the account of the holder.

(l) Construction/demolition noises shall be permitted between the hours of 7.30 a.m. and 1.00 p.m. from Monday to Friday only. No construction will be allowed on Sundays or public holidays.

3 Animals, Reptiles and birds.

No pets

4 Refuse Disposal

An Owner/holder/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.

(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.

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(c) Fish, mussels and shell fish may not be cleaned, gutted nor fish entrails disposed of on the premises. Fish must be scaled, gutted and cleaned on the foreshore prior to being brought onto the premises.

(d) for the purpose of having the refuse collected, place such receptacle within the area and at times designated by the Trustees or place secured bags in the otto bins provided in the refuse areas.

Rubbish not to be placed on the floor of the bin area.

(e) when the refuse has been collected, promptly return such receptacle to his/her section or other area defined in paragraph (a).

(f) Holders/occupiers must not allow any refuse, rubbish to be, or to remain in any entrance hall, passage or staircase or other part of the common property to which the occupants of other flats have common access.

(g) cigarette ends, or other objects, together with water disposal, may not be thrown from windows or patios onto the common property especially in the pool area.

(h) patios and steps to be mopped down and not hosed when washing.

(i) persons using the braai area are responsible for the removal of all their refuse from this area for disposal as designated in sub-para (a).

5 Vehicles

(a) Motor vehicles of Owners/Holders and their tenants and their visitors may only be parked in such bays and areas as are specifically demarcated for that purpose. Numbered parking bays are for the specific use of the Owner/Holder or tenant of the flat bearing a corresponding number in terms of the Sectional Plan allocation.


(b) Only 2 vehicles per unit allowed on the premises.

(c) No Owner/holder/tenant 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 in writing of the Trustees.

(d) 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.

(e) Neither the Body Corporate nor its servants nor the Managing Agent shall be responsible for any loss which may be sustained by an Owner or user of a motor vehicle or any other vehicle parked or left on the premises or in any garage therein or in the vicinity thereof, nor for the personal

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injury suffered by any Owner/holder, servants or friends, whether or not such loss or injury is caused by fire, theft, burglary, negligence accident or by any other cause whatsoever.

(f) Owners/holders/occupiers of sections shall ensure that their vehicles, and the vehicles of their visitors and guests do not drop oil or brake fluid on to the common property, or in any other way deface the common property.

(g) No Owner/holder/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.

(h) Trailers may be parked in designated areas only. No caravans may be parked on the common property without the consent in writing of the Trustees.

(i) Motor vehicles may only be washed in the designated parking bay.
The use of fire hose reels for washing down of vehicles is prohibited.

(j) No person shall drive any motor vehicle, either entering or leaving the premises, at a speed in excess of 10km per hour.

(k) The owner/holder/tenant and their visitors may park on an un-allocated parking area on a first come first serve basis with owners retaining preference. Such vehicles may not inconvenience other users or restrict the flow of traffic.

6 Appearance from outside

(a) The Owner/holder 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, stoops, and gardens which, in the discretion of the Trustees, is aesthetically displeasing or undesirable when viewed from the outside of the section.

(b) No holder or occupier of any flat shall cause or permit :-

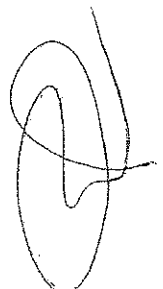
(i) linen including beach towels or clothing including beach wear to be hung on the balconies, at the windows or outside the building where they can be seen, except in certain areas set aside expressly for this purpose.

(ii) anything to be done in such flat, or upon any other portion of the common property, which shall constitute a nuisance or cause annoyance to any other occupant in the block including the playing of loud music or making a noise.

No wood, charcoal or open coal braais shall be used on balconies of any flat.

Electric and gas braais will be allowed, provided no nuisance shall be caused to any other Unit owner, and this privilege to be granted at the discretion of the Trustees.

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Braais will not be placed on any part of the lawn area.

(c) All owners/holders shall comply with the reasonable requirements of the Body Corporate.

7 Signs and Notices

No owner/holder 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 on a section so as to be visible from outside the section, without the written consent of the Trustees first having been obtained.

8 Littering

An owner/holder 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.

9 Storage of inflammatory material and other dangerous acts

(a) An owner/Holder occupier shall not store any material, or do or permit or allow to be done, any dangerous act on 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.

(b) The Owner/Holder shall at all times keep and maintain all electrical and other installations and fittings in the building in good order and condition, and shall not alter or interfere with the electrical or other installations or use them in a way which may conflict with the fire insurance policy over the building, or increase the premium in respect of such policy.

10 Letting/Sale of Unit

(a) Owners/Holders have a common law right to sell or lease sections to any person legally entitled to buy or hire the section concerned. The Conduct Rules herein prescribed have been formulated on a reasonable basis, and are designed to ensure the peace, quiet enjoyment and convenience of all owners/holders/occupiers resident on the premises, and all owners/holders/occupiers shall make themselves familiar with these rules.

(b) Owners shall be responsible for the conduct of their guests and tenants from time to time on the premises. In the event of any guests or tenants breaching the conduct or house rules pertaining to the Body Corporate or causing a nuisance to owners or other occupants or damaging the property of the Body Corporate or of any of the owners or of any other authorised invitee on the property, the Trustees shall have the right to summarily eject such tenant and/or his guests from the premises without prejudice to any other rights which the Body Corporate may have against such owner. It is recorded, however, that such action on the part of the Trustees shall not be taken without good cause.

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11 Eradication of Pests

An owner/holder 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 her section and taking such action as may be reasonably necessary to eradicate such pests. The costs of the inspection, eradicating any such pests as may be found within the section which may be damaged by any such pests shall be borne by the Owners/ Holders of the section concerned. However, the bi-annual inspection and spraying service for pest control will be borne as an expense to the levy fund.

12 Staff

(a) Neither the Body Corporate nor owners/holders staff shall be allowed to congregate in the building or in the vicinity thereof so as to cause a nuisance or disturbance to other holders of flats in the building.

(b) Owners/ Holders may not utilise the services of the body corporate staff for private business and may not send such staff outside the building on private business of the owner/holder.

(c) The staff of the building shall be controlled by the Managing Agent acting as agents for the Body Corporate and its Trustees, but neither the Agents or the Trustees shall be liable for any acts or omissions by any member of the staff.

(d) The day to day supervision of the property has been entrusted to the Managing Agent who are responsible for the proper control of the whole of the property, plus authority over the domestic staff of flat Owners/holders/occupiers to the extent that this is necessary to ensure compliance by them in terms of the Management and Conduct Rules. They are empowered to eject any undesirable persons from the premises at any time, or to prohibit such persons from entering the premises.

Supervisors/Managing Agents must exercise discretion and diplomacy when dealing with situations of this nature and refer to the Chairman if necessary.

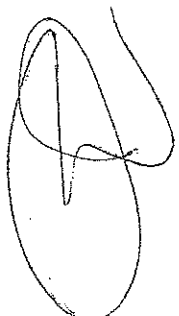
13 Swimmingpool

(a) The use of the swimmingpool is restricted to Members of the Body Corporate, their bone-fide visitors and their tenants. No unauthorised visitors will be allowed to use the pool facilities, no horseplay, unruly behaviour, ball games or any other dangerous games, or undue noise will be tolerated in the pool or its immediate environs.

No surf boards or inflatables are allowed in the swimming pool area.

(b) residents are entirely responsible for the behaviour of their visitors and tenants in and around the pool and in the

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gym.

(c) No bottles or other glassware objects and articles of food and no item other than towels and clothing are permitted in the swimmingpool area and in particular pets are forbidden.

(d) The casting of any articles or objects and or foreign matter of whatsoever nature into and around the pool is forbidden.

(e) No radios, records or tapes or any other musical instrument may be used and or played within the pool area in a way causing disturbance to residents.

(f) Use of the pool is prohibited between the hours 11.00 p.m. and 5.00 a.m.

(g) Admission to the pool shall be solely through the gate, which must be kept closed at all times.

(h) No persons shall damage, play or tamper with the filters, motors, aquanaut and any other apparatus of the swimmingpool. Trespassers will be held responsible for damage thereto.

Contravention of these rules will be regarded in a very serious light and any damages sustained will be charged to the responsible Owner/holder/occupier concerned.

14 Conduct

(a) No Owner/Holder or other occupier of any flat shall cause or permit :-

(i) The residence of more than the number of persons permitted in terms of the National Building Regulations or the local authority Health regulations being 2 persons per bedroom.

(ii) Visitors shall be restricted to no more than the number of persons allowed to reside in the unit.

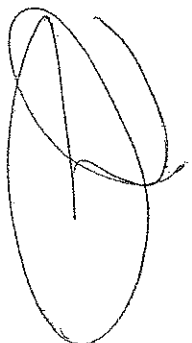
(iii) Any disorderly conduct of whatsoever nature upon the property, or any behaviour which shall constitute or cause a nuisance or an inconvenience to any holder or other person.

(iv) The playing of any musical instrument, or the use of any T.V. or radio between the hours of 11 p.m. and 6.00 a.m. and between 2 p.m. and 4 p.m. in a manner likely to cause annoyance to any holder/occupier.

(v) No owner/holder shall allow children to play in the entrance foyer, garage/parking area, stairways, access corridors or on the terraces.

(vi) Children must always be kept under control and are not permitted to play with, or in any public part

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of the building.

(vii) Cycling skating and skate-boarding are not permitted in any areas specifically designated for play purposes. Parents must ensure that children are aware of these rules in the best interest of their safety.

(b) Fireworks will not be discharged anywhere on the complex

15 Management General Control

(a) The objectives of the Body Corporate and its Trustees are to control and manage the affairs of "San Hills Villas" in the best interest of all members/holders/occupiers and within the prescribed limitations of the law in its widest sense i.e. The Sectional Titles Act No 95 of 1986 (As amended) The General Law Amendment Act and the repeal of the The Group Areas Act.

(b) The Body Corporate shall not be responsible for the supply of or payment of electric current supplied to any flat.

(c) The Body Corporate/Managing Agent shall not be responsible for any interruption in the electricity supply, nor for any loss or inconvenience any person may suffer in consequence thereof.

(d) No outside radio or television aerials shall be permitted in or about the building without the prior written consent of the Trustees.

(e) The owner/holder or his agent shall inform every tenant or other occupant of the flat, the contents of these Conduct Rules and shall be personally responsible for any breach of the rules by any such tenant or occupant.

(f) Visits by hawkers, canvassers and travelling sales people should at all times be discouraged.

(g) All members/holders/occupiers shall comply with all additional rules which may be formulated from time to time and shall further adhere to all the reasonable requests of the Body Corporate and/or the Supervisor.

(16) A fine of between R50 and R500 will be implemented if any of these Rules are contravened. The owner of the unit occupied by the person contravening these rules will be charged with the fine if the fine cannot be recovered from the person actually convening these rules. Discretion will be left to the Manager and/or Managing Agent to implement the fine. A written appeal can be made through the Managing Agent to The Trustees. Any appeal must be made within 3 days of the fine being given and must fully motive why the fine should not be implemented. The Trustees decision will be final.

Conduct Rules prepared by
Mrs B.D. Shingler, Director of Ballito Estates (Pty) Ltd.

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