

AURUM

LUXURY RESIDENCES

STATUTORY CONDUCT RULES

Conduct Rules 1. Animals, reptiles and birds

- (1) An owner or occupier of a section shall not, without the consent in writing of the trustees, which approval may not unreasonably be withheld, 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).

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 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).

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 stored 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.

4. Damage alterations or additions 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 subrule (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.

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.

6. Signs and Notices

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.

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 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. Regulations Definitions 1. In these regulations a word or expression to which a meaning has been assigned in the Act, bears that meaning unless the context otherwise indicates- 'the Act' means the Sectional Titles Act, 1986 (Act 95 of 1986);

ADDITIONS TO CONDUCT RULES

The Conduct Rules contained in Annexure 9 to the Act are hereby amplified or added to as follows:

1. Regarding alterations to Sections or Exclusive Use Areas, a new Rule 12:
 - 12.1 No radio or television aerials may be attached to the exterior of Sections (which shall include Balconies, Terraces or gardens) or Exclusive Use Areas.
 - 12.2 No additional air-conditioning units, awnings, blinds, screens or canopies may be installed on the exterior of a Section (which shall include Balconies, Terraces or gardens) or Exclusive Use Area unless such installations have been approved in writing by the Trustees in their sole discretion. The prohibition in the rule relating to air-conditioning units, includes air-conditioning units installed inside a Section or Exclusive Use Area which is in any way visible from the outside.
 - 12.3 Without limiting the generality of rule 12.2, the noise from any air-conditioning unit installed in a Section or Exclusive Use Area shall not be of a level or pitch so as not to be audible to any other owner or occupier in the development scheme.
 - 12.4 An owner may not enclose, paint and/or decorate the exterior walls of the Terrace and/or Balcony included in a Section without the prior written consent of the Trustees.
 - 12.5 An owner may only install white globes on Balconies. No colour globes shall be permitted.
 - 12.6 An owner may only place natural colour patio furniture on a Terrace and/or Balcony.
 - 12.7 Owners wishing to install additional blinds shall ensure that for the sake of uniformity they are in neutral shades approved either by the developer, prior to the establishment of the body corporate, or thereafter by the body corporate. All curtains installed within a Section are to be lined with off-white linings.

- 12.8 An owner may only place pots of a natural colour on a Terrace and/or Balcony.
- 12.9 An owner may not install internally or externally any trellidor, security gate or burglar bar without the prior written approval of the Trustees.
2. A new Rule 13:
- No owner or occupier shall in any way obstruct or cause or allow any obstruction of corridors, lobbies, entrances, exits, walkways, stairwells or any other part of the Common Property.
3. A new Rule 14:
- An owner wishing to use a portable braai on a Terrace and/or Balcony shall do so in such a way as to minimise the nuisance to other owners, especially from excessive smoke.
4. A new Rule 15:
- 15.1 Security of and access to and from the development scheme shall be managed by a security company to be employed by the Body Corporate and the owners and occupiers and their visitors to the scheme, will be subject to any security measures imposed by the security company and/or the Trustees.
- 15.2 Full bore drains on Terraces and/or Balconies shall be cleaned regularly by owners.
5. A new Rule 16:
- No smoking shall be permitted in common areas and parking garages.
6. A new Rule 17:
- A maximum occupancy of 2 persons per bedroom shall be permitted.
7. A new Rule 18:
- All Terraces and/or Balconies shall be maintained free of debris and miscellaneous unsightly items. No laundry may be hung on Balconies or Terraces.
8. A new Rule 19:
- No attachments may be made to an outside door of a Section without the written consent of the Trustees.
9. A new Rule 20:
- Owners may only park their vehicles on the parking bays allocated for their exclusive use and a fine of R500,00, which may be increased annually at the annual general meeting of the body corporate, will be charged for each transgression of illegal parking. Any such fine shall be added to the monthly levy statement of the owner of the section concerned which statement will be accompanied by proof of the alleged transgression.
10. A new Rule 21:
- Owners, occupiers and their invited guests shall be entitled to the use and enjoyment of the swimming pool and surrounding area forming part of the Common Property, subject to such house rules as may be imposed from time to time by the Trustees regulating the access, use, maintenance, repair and management of the swimming pool and surrounding area.