
LE GABLES BODY CORPORATE

Good day Le Gables Residents,

Circular 2017/03

New Residents -Welcome! Please make sure that the caretaker has your contact details for the gate, and emergencies. Also ensure you are familiar with the Conduct Rules of Le Gables.

Pets -The conduct rules state:

CONDUCT RULES

Le Gables Body Corporate

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

1. ANIMALS, REPTILES AND BIRDS

1.1 An owner or occupier of a section shall not, without the consent in writing of the trustees, which approval may not be unreasonably withheld, keep any animal, reptile or bird in a section of on the common property.

1.2 When granting such approval, the trustees may prescribe any reasonable condition.

1.3 The trustees may withdraw such approval in the event of any breach of any condition prescribed in terms of sub_rule (1.2). Excrement left by animals on property, to be removed immediately by owner of animal.

1.4 Owners of dogs to ensure that their dog/s do not bark excessively.

1.5 Problems with pets to be discussed with Trustees.

1.6 In case of a written warning given, and the owner/tenant do not adhere to warning, approval for the keeping of a pet may be withdrawn.

1.7 Only one dog of reasonable size and temper/nature will be allowed per unit.

1.8 Animals must wear a collar with a tag, stating at least the unit number of the pet owner.

In short:

- If you have, or want to keep a pet in Le Gables, you need to have permission to do so.
- To get permission, you need to fill in a "Pet application" form, submit it for approval.
- Then if approved, have a letter from the trustees stating you have approval for keeping **that specific** pet.
- Only then you may keep a pet.

Please ensure you follow the rules.

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Improvements and maintenance –As part of our efforts to maintain and improve the common areas, we make use of contractors. Please be aware that there will be a team busy replacing broken and cracked tiles on the staircases. And also a team busy with earth works in some sections. Please inform your children/helpers/visitors of this and ensure they do not play near the work areas.

Excessive noise - Please remember that we live very close to each other in Le Gables and we don't all keep the same hours.

- Be considerate when you entertain guests, leave your unit in the morning or come home at night.
- Turn down your car radio as you enter Le Gables.
- There is a certain amount of everyday noise we can expect, shouting and disruptive behaviour will not be tolerated.

Security –Crime is a constant concern for all of us. Please be vigilant and **report** any suspicious activity persons **immediately**. Report to **Willie, or Hi-Risk Control room on: 083 382 8887**

PLEASE DO NOT *open the gate for anybody you do not know.*

PLEASE DO NOT *allow anybody to tailgate into the complex.*

PLEASE BE VIGILANT AND REPORT *any suspicious persons or activity to the caretaker.*

Safety - The safety of residents is important to us all. Please do not let your children play on the driveways and/or in near any parked cars. Not only is this dangerous, but there is a possibility of damaging cars. *Please keep to the speed limit when driving in Le Gables.*

Gardens – Our gardeners take care of all the lawns and flower beds in the common areas of Le Gables. If you have flower beds it is your responsibility to maintain them. Please make sure they are free from weeds and do not touch the building in any way. If your shrubs/trees are large, please ensure they do not block out sunlight, causing the lawn to die. Hedges must be trimmed and maintained in a proper manner and on a regular basis. If you have any questions or need help with your garden please contact the caretaker.

Rubbish Room –All household rubbish must be placed **inside** the rubbish bins. *If the bags are just left on top of the bins, it attracts flies.* Please make sure the lid is closed after you deposited your rubbish. Owners/tenants are responsible for any rubble from renovations or items too large to fit into the bins to be disposed of at an alternative dump site. This rubble cannot be dumped in the rubbish room. *If your rubbish does not fit inside the bin, it is your responsibility to get rid of it.* Also remember that you are not allowed to leave rubbish outside your unit for the gardeners to take away.

Regards,
Willie