

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of a written warning given, and the owner/tenant do not adhere to warning, approval for the keeping of a pet may be withdrawn.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

**2. REFUSE DISPOSAL**

An owner or occupier of a section shall:

- 2.1 Maintain in a 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 authorized by the trustees in writing;
- 2.2 Ensure that before refuse is placed in such receptacle it is securely wrapped, or in the case of tins or other containers, completely drained;
- 2.3 Rubbish to be placed in sealed bags and taken to refuse area. Bags to be placed in bins provided and not on the floor of the area. No rubbish bags may be left on any part of the common property.

### **3. VEHICLES**

- 3.1 No owner or occupier shall park or stand any vehicle, other than a motor 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.
- 3.2 The trustees may cause to be removed or towed away, at the risk and expense of the owner of the vehicle and/or unit, any vehicle parked, standing or abandoned on the common property without the trustees' consent.
- 3.3 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.
- 3.4 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 or in a section.

### **4. 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.
- 4.2 Notwithstanding sub-rule 4.1, an owner or person authorized by him may install:
  - 4.2.1 any locking device, safety gate, burglar bars or other safety device for the protection of his section; or
  - 4.2.2 any screen or other device to prevent the entry of animals or insects;
- 4.3 Any damage to common property will be paid for by the person/s involved.
- 4.4 Queries with regard to maintenance should be directed to the Trustee appointed to the maintenance portfolio.

### **5. APPEARANCE FROM OUTSIDE**

The Owner or the occupier of a section used for residential purposes shall not place or do anything on any part of the common property, including balconies, patios, stoep 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 being 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.

Owner/tenants are responsible for taking rubble to the rubbish area themselves.

No boxes may be placed for removal as the City Council does not remove same. Owners/tenants to remove boxes from the premises themselves.

Nothing may be thrown out of windows, including water, cigarette butts.

## **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 any other sections. Washing of clothes are not allowed anywhere else but inside units or inside the laundry.

## **9. STORAGE OF FLAMMABLE 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 units are obliged to comply with these conduct rules, notwithstanding anything 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 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.

## **12. CLUBHOUSE**

- 12.1 Bookings of the Clubhouse to be made with the Caretaker. A fee determined by the trustees is payable. No loud music/noise after 22h00 on Monday - Thursday, after 23h00 Friday & Saturday and after 20h00 Sunday.
- 12.2 Bookings should be made not later than two weeks prior and not more than 2 months prior to the date of the function.
- 12.3 Reservation of the Clubhouse includes the exclusive use for the day of the booking, of the pool, pool area, one gas braai and the standard braai facilities.
- 12.4 Owners/tenants wanting to use a gas braai at their unit should also make prior reservation for the same.

## **13. WORKERS**

Nobody other than the Trustee allocated to maintenance, may give instructions to the workers.

## **14. POOL**

- 14.1 The Kreepy Krauly may under no circumstances be removed from the pool.
- 14.2 Children under the age of 12 (Twelve) should always be under adult supervision when entering the pool area.
- 14.3 No objects may be thrown into the pool.
- 14.4 No glass products are allowed in or outside the pool.

## **15. Fines imposed by Trustees.**

- 15.1 A fine may be imposed for disregard of the conduct rules.