

Body Corporate Wind Chime House & Conduct Rules

	Page		Page
1. Preamble	2	17. Pets	9
2. Interpretation	2	18. Employees and Hawkers	9
3. Proprietary Rights to Conduct Rules	3	19. Domestics and Labourers	10
4. Duties of Owners and Occupiers of Units	3	20. Business and Other Activities	10
5. Domicilium Citandi et Executandi and Register of Owners	4	21. External Appearance	10
6. Obligation by Non-resident Owners to Furnish Particulars of Tenants	5	22. Interior of Units	11
7. Tenants and Visitors	5	23. Common Property Equipment	11
8. Entry by Third Parties	5	24. Alteration and Additions to Common Property Including the Outside of a Unit	11
9. Inflammable Goods and Safety of Property	6	25. Laundry	12
10. Nuisance	6	26. Signs and Notices	12
11. Silence	6	27. Eradication of Pests	13
12. Children	6	28. Penalties	13
13. Motor Vehicles and Parking	7	29. Water	13
14. Bicycles, Motor Cycles, etc	8	30. Responsibilities of Owners	14
15. TV Antennas and DSTV Dishes	8	31. Recreational Activities and Swimming Pool	14
16. Refuse Disposal	8		

Body Corporate Wind Chime House & Conduct Rules

Rules established for the Body Corporate Wind Chime in terms of Section 35 of the Sectional Titles Act (Act 95 of 1986 as amended) hereinafter referred to as the Act. These rules are effective immediately. Owners are to ensure that their tenants receive a copy of the House & Conduct Rules.

1. PREAMBLE

- 1.1 The rules contained in this document have been drawn up with the view to ensure orderly, pleasant and congenial living conditions and surroundings for all the residents and the protection of the collective interests of Wind Chime.
- 1.2 These rules may be added to, amended or repealed by a Special Resolution at a General Meeting of the body Corporate. Any addition, amendment or revocation shall be of force and effect as soon as the Deeds Office in terms of Section 35(5) of the Act has accepted the addition, amendment or revocation.
- 1.3 In terms of Section 39 of the Act, all functions and duties of the body corporate are performed by the trustees, subject to any restriction imposed or directions given at a General Meeting of the owners of units.
- 1.4 Any reference to body corporate or trustees in these rules, when relating to the application and enforcement of the rules, shall include the managing agent, appointed by the trustees in terms of Section 35(2) of the Act and any person carrying out duties on instruction of the trustees.

2. INTERPRETATION

- 2.1 "Act" means the Sectional Titles Act (Act 95 of 1986 as amended) and any Regulation made and in force hereunder.
- 2.2 Words and expressions used shall bear the meaning assigned to them in the Act.
- 2.3 "Trustee" includes an alternate Trustee.
- 2.4 "Trustees" means the Board of Trustees.
- 2.5 Words purporting the singular shall also include the plural and the converse shall also apply.
- 2.6 Words purporting to the masculine gender shall include the feminine and neuter genders and the neuter gender shall include the masculine and feminine genders.
- 2.7 The headings to the respective rules are provided for convenience of reference only and are not to be taken into account in the interpretation of the rules.
- 2.8 "Common property" means all areas, except those that are for the exclusive use of the residents.
- 2.9 "Residents" also means owners and tenants and their guests and visitors.

Body Corporate Wind Chime House & Conduct Rules

3. PROPRIETARY RIGHTS TO CONDUCT RULES

- 3.1 The document is and remains the property of the body corporate and shall remain in the unit when it is vacated
- 3.2 Should this document be lost, the body corporate will charge a nominal fee for its replacement.

4. DUTIES OF OWNERS AND OCCUPIERS OF UNITS

- 4.1 In terms of Section 44(1) of the Act, an owner shall:
 - 4.1.1 Permit any person authorized in writing by the body corporate, at all reasonable hours on notice, except in case of an emergency when no notice shall be required, to enter his unit or exclusive use area for purpose of inspecting it and maintaining, repairing or renewing pipes, wires, cables and ducts existing in the unit and capable of being used in connection with the enjoyment of any other unit or common property, or for the purpose of ensuring that the provisions of this Act and the rules are being observed;
 - 4.1.2 Forthwith carry out all work that may be ordered by any competent public or local authority in respect of his unit, other than such work as may be for the benefit of the building generally and pay all charges, expenses and assessments that may be payable in respect of his unit;
 - 4.1.3 Repair and maintain his unit in a state of good repair and, in respect of an exclusive use area, keep it in a clean and neat condition;
 - 4.1.4 Use and enjoy common property in such a manner as not unreasonably to interfere with the use and enjoyment thereof by other owners or other persons lawfully on the premises;
 - 4.1.5 Not use his unit or exclusive use area, or permit it to be used, in such a manner or for such purpose as shall cause a nuisance to any occupier of a unit.
 - 4.1.6 Notify the body corporate forthwith of any change of ownership in his unit; and
 - 4.1.7 When the purpose for which a unit is intended to be used is shown expressly or by implication or by sectional plan, not use nor permit such unit to be used for any other purpose: Provided that with the written consent of all owners such unit may be used for another purpose.
- 4.2 In terms of Section 44(2) of the Act:
 - 4.2.1 Any owner, who is of the opinion that any refusal of consent of another owner in terms of the proviso 4.1.7 as above is unfairly prejudicial, unjust or inequitable to him, may within six weeks after the date of such a refusal make an application in terms of this subsection to the court
 - 4.2.2 If on any such application it appears to the court that the refusal in question is unfairly prejudicial, unjust or inequitable, and if the court considers it just and equitable, the court may with a view to bringing the dispute to an end make such order as it deems fit, including an order that it shall be deemed that the requirement stated in the proviso to subsection (1)(g), refer 4.1.7 as above, is met, an order that the provisions of Section 14 of the Act which the court deems appropriate shall be applied with reference to the amendment of the registered sectional plan in question, any other supplementary order as the court deems fit, and an order concerning costs, as it deems appropriate.

Body Corporate Wind Chime House & Conduct Rules

- 4.3 In terms of Rule 68 of the Management Rules, refer Section 35(2)(a) of the Act, an owner shall:
- 4.3.1 Not use his unit, exclusive use area or any part of the common property, or permit it to be used, in such a manner or for such a purpose as shall be injurious to the reputation of the scheme;
 - 4.3.2 Not contravene or permit the contravention, of any law, by-law ordinance, proclamation of statutory regulation or the conditions of any license, relating to or affecting the occupation of the building or the common property or the carrying on of business in the building or to contravene or permit the contravention of the conditions of title applicable to his unit or any other unit or to his exclusive use area;
 - 4.3.3 Not make alterations which are likely to impair the stability of the building or the use and enjoyment of other units, the common property or any exclusive use area;
 - 4.3.4 Not do anything to his unit or exclusive use area which is likely to prejudice the harmonious and aesthetic appearance of the building;
 - 4.3.5 When the purpose of an exclusive use area is intended to be used, is shown expressly or by implication on or by a registered sectional plan, not use, or permit such exclusive use area to be used, for any other purpose: Provided that with the written consent of all the owners such area may be used for another purpose;
 - 4.3.6 Not construct or place any structure or building improvement on his exclusive use area, without the prior written consent of the of the trustees, which shall not be unreasonably withheld;
 - 4.3.7 Maintain the hot water installation that serves his unit, or, where such installation serves more than one unit, the owners concerned shall maintain such installation pro-rata, notwithstanding that such appliance is situated in part of the common property and is insured in terms of the policy taken out by the body corporate.

5. DOMICILIUM CITANDI ET EXECUTANDI AND REGISTER OF OWNERS

- 5.1 In terms of the Management Rule 3, the domicilium citandi et executandi of each owner shall be the address of the unit registered in his name: Provided that such owner shall be entitled from time to time to change the said domicilium but that any new domicilium selected shall be situated in the Republic of South Africa, that the change shall only be effective on receipt of written notice thereof by the body corporate at the domicilium of the body corporate.
- 5.2 An owner must notify the trustees forthwith of any change of ownership of his unit in order to maintain a proper record of registered owners.
- 5.3 A record of registered mortgagees will be maintained of all mortgages of whom the body corporate has been notified in writing.
- 5.4 The domicilium citandi et executandi of the body corporate is care of the address of the managing agent.

Body Corporate Wind Chime House & Conduct Rules

6. OBLIGATION BY A NON-RESIDENT OWNER TO FURNISH PARTICULARS OF THE TENANT(S)

6.1 A non-resident owner shall:

- 6.1.1 Include a suitable provision in the rental agreement with a tenant, which obligates the tenant to fully comply with the House and Conduct Rules. Additionally, any agreement of lease entered into by either the owner, or a letting agent on behalf of the owner shall furthermore provide for cancellation of the agreement of lease should the tenant not fully comply with the House and Conduct Rules.
- 6.1.2 Furnish full particulars of a tenant of his unit and any change thereof to the trustees prior to occupation by the tenant or within 30 days of occupation by tenant
- 6.1.3 Furnish full particulars of the letting agent, if any, to the trustees and any change thereto;
- 6.1.4 Inform such letting agent as to the obligations of the owner with regard to the rules and furthermore instruct the letting agent to include a suitable provision in the agreement of lease in which the tenant is obligated to fully comply with the House and Conduct Rules.
- 6.1.5 Instruct the letting agent to make provision in the agreement of lease that a maximum of two persons per bedroom may occupy the unit; and
- 6.1.6 Remain fully responsible to the body corporate in respect of the behaviour and actions of his tenant.
- 6.1.7 Be responsible for ensuring that the tenant has a copy of the House and Conduct Rules for Wind Chime and the tenant has signed receipt of a copy of the rules.

7. TENANTS AND VISITORS

- 7.1 All tenants of units and other persons to whom right of occupancy have been granted by the owner of a relevant unit are obligated to comply with the rules notwithstanding any provision to the contrary contained in any agreement of lease or any grant of rights of occupancy;
- 7.2 Tenants are responsible for the behaviour, acts and omissions of their visitors and shall ensure that such visitors are made aware of, understood and comply with the rules.

8. ENTRY BY THIRD PARTIES

- 8.1 Owners and tenants are required to notify security at the main entrance in advance should they require third parties to gain entrance to effect repairs or to deliver goods. In the event of such notice not being given, security may refuse entrance to the scheme.

Body Corporate Wind Chime House & Conduct Rules

9. INFLAMMABLE GOODS AND SAFETY OF PROPERTY

- 9.1 An owner or tenant shall, under no circumstances whatsoever, store any material, commit or allow to be committed any dangerous act in the unit or on the common property, which will or may increase the risk to the body corporate and may increase the insurance premium payable by the body corporate.

10. NUISANCE

- 10.1 Owners/residents shall not cause or permit any person to act in conflict with these rules, or permit any act or event, which shall constitute or cause a nuisance or any inconvenience to other owners/residents or employees or agents employed by the trustees or any other person being lawfully on the premises.

11. SILENCE

- 11.1 Reasonable silence shall be maintained as follows:
- 11.1.1 Weekdays – 21:00 to 07:00;
 - 11.1.2 Weekends – 23:00 to 08:00; and
 - 11.1.3 On Sundays silence shall be maintained throughout and on Public Holidays.
- 11.2 Radios, television sets, musical instruments, power tools and hi-fi equipment must be used in such a manner as not to disturb other owners/residents or the public.
- 11.3 Any private gathering in the scheme should be contained within the unit at all times and behavior should be such as not to cause a disturbance to other owners/residents or the public.
- 11.4 No fireworks or crackers shall be allowed within the scheme.
- 11.5 The security officers are tasked to request residents, who are guilty of creating excessive noise, to keep noise levels within acceptable levels. Non-adherence hereto will result in action by the security supervisor as he deems fit.

12. CHILDREN

- 12.1 Children of owners/residents and visitors shall be controlled and supervised in order to avoid damage to the common property and inconvenience and distress to other owners/residents
- 12.2 Owners/residents must ensure that their children do not tamper with electrical switches, taps, name plates, trees, plants, adornments and any other apparatus and fittings including garden items and may not damage plants or flowers.
- 12.3 Ball games shall only be permitted on the common property in the demarcated play area.
- 12.4 Children playing in the demarcated play area do so at their own risk.

Body Corporate Wind Chime House & Conduct Rules

- 12.5 Children playing in the demarcated play area, under the age of 8, **MUST** be accompanied by an adult at all times.
- 12.6 Children are not allowed to play near or around motor vehicles parked on the common property
- 12.7 Skating or the use of skateboards and similar items on the common property is strictly prohibited.
- 12.8 No ketties and pellet guns are allowed to be used in the scheme.

13. MOTOR VEHICLES AND PARKING

- 13.1 Owners/residents of units shall ensure that their vehicles and the vehicles of their visitors/guests do not drip oil or brake fluid on the paving of the common property or in any way deface the common property.
- 13.2 Should the leaked fluids not be cleaned up properly by the owner of the vehicle, the Body Corporate will have the oil/brake fluid cleaned from the paving for the unit owner's account.
- 13.3 Owners/residents shall not be permitted to dismantle or affect major repairs to any vehicle on any portion of the common property.
- 13.4 No motor wrecks may be kept on the common property or on the sidewalks.
- 13.5 Persons causing, in any manner or form whatsoever, damage to the common property shall be held responsible for the repair of such damage.
- 13.6 Parking of vehicles in front of garages or in places that are not demarcated as parking areas are strictly forbidden. Vehicles so parked may either:
 - 13.6.1 Have "**NO PARKING**" stickers affixed to the windows;
 - 13.6.2 Be clamped whereupon a penalty release fine of R500,00 will be levied;
 - 13.6.3 Be towed away at the risk and expense of the owner;
- 13.7 Vehicles may only be washed in front of the owners/residents' garages, or a demarcated parking area. These areas must be left clean and tidy. Rubbish removed from the vehicle must be placed in the refuse bins provided. Fire hydrants **shall** not be used for washing of cars. The full cost of repairing the fire hydrant will be for the cost of the person washing a car using the fire hydrant.
- 13.8 Strict adherence to the maximum speed limit of 20 km per hour within the scheme must be complied with. Vehicles must be driven as quietly as possible with the volume of the radio turned down as to not cause a disturbance of the peace.
- 13.9 Motor hooters or other audible warning devices, excluding burglar alarms, may not be used on the common property.
- 13.10 No parking is allowed on the grass of the common property.
- 13.11 Garages may only be used for their intended purposes. Garages shall not be used as living quarters or as a storage facility.
- 13.12 Garages are to be kept closed at all times, unless owners are parking or removing their vehicles.

Body Corporate Wind Chime House & Conduct Rules

- 13.13 Music that is played in any motor vehicle at any time while within the boundaries of Wind Chime must be at such a level that it does not disturb other residents.
- 13.14 Appropriate punitive measure will be taken against cars parked illegally, and all costs as a result thereof will be for the owner.

14. BICYCLES, MOTOR CYCLES, ETC

- 14.1 Bicycles, motor cycles, tricycles and toys may not be left anywhere on the common property.
- 14.2 Rules 13.1 and 13.4 above are also applicable to the items referred to in 14.1

15. TV ANTENNAS AND DSTV DISHES

- 15.1 No TV antennas may be installed as this service is provided by the scheme.
- 15.2 Each owner may install one DSTV dish and the size may not exceed 60 cm. It must be installed by a registered installer at the crest of the roof and in such a way to cause no disturbance to other residents.
- 15.3 Once a communal dish is installed all individual dishes are to be removed at the owners' expense and the walls and outside area of the unit is to be restored to its original condition.

16. REFUSE DISPOSAL

- 16.1 Household refuse may only be placed in refuse bins after it has been placed inside a plastic bag and tied securely to prevent refuse from coming loose within the refuse bin.
- 16.2 Other refuse to be disposed of, such as polystyrene or cardboard boxes, must be cut or broken into smaller pieces before placing it inside the refuse bins. Such items may not be placed on top of, or next to, the refuse bins provided.
- 16.3 Littering on the common property is strictly prohibited.
- 16.4 No kitchen refuse, food waste, fats or waste of any other kind may be washed down the drainpipes. Clearing of any blocked drains from a unit will be for the account of the owner of the unit.
- 16.5 No insoluble items are to be flushed down the toilets. Should sewerage pipes be blocked because of non-compliance, these pipes will be unblocked and the surrounding areas disinfected and cleaned up at the owners' expense.
- 16.6 Garden refuse may not be placed in the refuse bins. In the event of such refuse having to be removed, arrangements for its removal need to be made by the owner or occupant with the contractor responsible for garden services.

Body Corporate Wind Chime House & Conduct Rules

- 16.7 Owners/residents shall ensure that contractors attending to maintenance or improvements to their units on their behalf do not litter on the common property
- 16.8 Owners/residents shall ensure that their refuse bins are being taken back into the courtyards once the refuse has been removed to ensure a neat aspect of the complex.

17. PETS

- 17.1 No occupant shall, without the prior written consent of the trustees, which consent may not be unreasonably withheld, keep any pet in his unit or on the common property. Any pets in respect of which no written approval has been obtained from the trustees will be regarded as stray and may be removed from the scheme.
- 17.2 When granting such approval, the trustees may prescribe any reasonable conditions and may withdraw such approval in the event of any breach of any of the conditions stipulated
- 17.3 Pets are to be in possession of a collar and name tag with all the details such as name of pet, owner's telephone number and unit number.
- 17.4 Dogs are not allowed on the common property unless carried, if small, or on a leash.
- 17.5 Owners of pets are responsible for the removal of excrement or other refuse relating to the pet left on the common property or in private gardens. Such matter, including the contents of cat litter trays, must be placed in a sealed plastic bag and deposited into the refuse bins provided.
- 17.6 Aviaries and other accommodation for approved pets may not be erected on the common property or in a private garden
- 17.7 A maximum of two small pets will be allowed per unit except where permission for more pets has been granted prior to the introduction of these rules. The size and needs of the pets will be taken into account when considering requests.
- 17.8 All pets are to be registered with the Body Corporate within 30 days of registration of the House Rules at the deeds office or, within 30 days of occupation, whichever is the shorter.
- 17.9 A maximum of 2 pets is allowed per unit. Only "small breed" dogs are allowed to be kept, i.e. A full grown small breed dog will not weigh more than 12kg
- 17.10 The owners are responsible for cleaning up any excrement or other refuse relating to their pet. Failure to do so will result in a R150-00 fine
- 17.11 No vicious dogs are allowed to be kept
- 17.12 Keeping pets for breeding purposes is prohibited
- 17.13 Cats need to be neutered /spayed and proof must be provided to the Body Corporate

18. EMPLOYEES AND HAWKERS

Body Corporate Wind Chime House & Conduct Rules

- 18 1 The employees, if any, or contractors of the body corporate shall not be interfered with. They receive orders from the trustees or the managing agent only.

Body Corporate Wind Chime House & Conduct Rules

- 18.2 No hawkers shall be allowed on the common property.

19. DOMESTICS AND LABOURERS

- 19.1 Owners/residents must register their domestics and labourers with security in order for the domestic or labourer to gain access to the scheme
- 19.2 Owners/residents shall ensure that their servants do not cause noise in their units or on the common property
- 19.3 Domestics and labourers are not allowed to loiter on the common property or to remain on any part of the common property after 18:00
- 19.4 Should domestics and labourers contravene any of these rules, the trustees reserve the right, if justified, to refuse entry to the domestic or labourer after notifying the employer.

20. BUSINESS AND OTHER ACTIVITIES

- 20.1 No business, profession or trade may be conducted on the common property and in or from any unit
- 20.2 No auctions or jumble sales may be held on the common property or in any unit without the prior written permission of the trustees
- 20.3 Hobbies causing a disturbance of the peace or a nuisance are prohibited.

21. EXTERNAL APPEARANCE

- 21.1 An occupant of a unit shall not place or do anything on any part of the common property, including private patios or stoeps and gardens which, in the discretion of the trustees are aesthetically displeasing or undesirable when viewed from the outside of the unit.
- 21.2 Unless authorized by the trustees in writing, no decorations may be attached to a unit. Applications for consent shall be lodged in writing with the trustees containing full details of the intended work. Work may not proceed before the written consent of the trustees has been obtained
- 21.3 Air-conditioning units, jacuzzis, lapas, built-in-braais, etc, shall not be installed in or at a unit unless approved by the trustees in writing. In most cases these items would require approval from the municipality and accordingly, plans approved by the municipality would be a prerequisite before the trustees will consider the item for approval. Additionally, full compliance with the aesthetic requirements of the scheme is mandatory.
- 21.4 No obstructions shall be placed on walkways or any portion of the common property.
- 21.5 Awnings are permitted provided that these conform to the specifications approved by the trustees. These may only be put up once the written approval of the trustees has been obtained. Any awnings not conforming to specifications will be removed at the cost of the owner

Body Corporate Wind Chime House & Conduct Rules

22. INTERIOR OF SECTIONS

- 22.1 Owners shall, at all times, keep their units and exclusive use areas in a proper, clean and habitable state and be responsible for the maintenance of the interior paintwork as well as clearing of blocked drains originating from his unit, and maintenance of sanitary equipment, all electrical installations and other interior repairs to their units of whatever nature at their own expense.
- 22.2 Residents with pets are to ensure that the pet waste is removed on a daily basis.
- 22.3 On the days that the garden service are to mow the lawns in the exclusive use garden, owners with pets are to make arrangements for the pets to be kept in a safe place so they don't attack the gardeners or escape from the exclusive use garden.
- 22.4 Should a resident not wish to have the garden service work in their exclusive use garden, they must put this in writing to the trustees. That resident will then be required to keep their exclusive use area neat and tidy in the same manner as the garden service would.
- 22.5 Residents whose exclusive use garden permits the only access to other unit's gardens may not lock their gates on the days that the gardeners service those gardens.

23. COMMON PROPERTY EQUIPMENT

- 23.1 Under no circumstances may owners/residents tamper with any equipment on the common property.

24. ALTERATION AND ADDITIONS TO THE COMMON PROPERTY INCLUDING THE OUTSIDE OF A SECTION

- 24.1 The prior written approval of the trustees is required before any alterations or additions to the outside of the unit may be done, including the following:
 - 24.1.1 Fitting of any locking device, safety gate, burglar bars or other safety device for the protection of his unit;
 - 24.1.2 Any screen or other device to prevent the entry of animals or insects; and
 - 24.1.3 Any other alteration visible from the outside of the unit
- 24.2 For purposes of point 24.1 security gates must be of the design approved for Wind Chime for the sake of conformity of appearance.
- 24.3 The trustees shall be notified timeously of any work of whatever nature which is to be undertaken within or to the exterior of any unit and which will involve activity on the common property or cause inconvenience or disturbance to other owners/residents. Such work shall be performed only at reasonable times and with the least possible inconvenience and disturbance to other owners/residents

Body Corporate Wind Chime House & Conduct Rules

- 24.4 Those owners/residents having such work done and those persons performing it shall, at all times, co-operate closely with the trustees and shall in consultation with the trustees ensure that proper and satisfactory measures are continuously taken to protect the common property from damage, defacement, disfigurement or defilement.
- 24.5 The trustees may prohibit workmen from working on the premises should they fail to cooperate.
- 24.6 It shall further be of the absolute responsibility of the persons having the work done to ensure that the workmen implement and follow protective measures at all times and clean up properly after each work session and thoroughly on completion of the project.
- 24.7 The persons having the work done shall be held liable for costs incurred for cleaning up or reparations done should be common property be left in a dirty or spoiled condition on completion of such work.
- 24.8 The above-mentioned rules shall mutatis mutandis apply to any work authorized by the trustees.
- 24.9 When moving furniture or goods in or out of the scheme, those persons doing so will be held liable for the cost of any repairs should such action cause damage to the common property.

25. LAUNDRY

- 25.1 Owners of units which have private gardens may erect washing lines in their gardens on condition that these washing lines are not visible from outside the unit or from any other unit, excluding the units above such a unit.
- 25.2 Owners of units on the first or second floors of the building may dry their washing on the balconies of their units or by making use of alternative methods
- 25.3 No washing may be hung over the balconies of the upstairs units. Portable fold up type dryers may be used on the balcony. Any permanent washing line that is erected on an upstairs balcony must not be visible above the balcony wall
- 25.4 Ground floor units may install a wall mounted fold away type washing line
- 25.5 Should a ground floor unit wish to install another type of washing line, this may not be visible above the boundary wall of the unit at all
- 25.6 No washing lines may be attached to gates, railings of patios, windows or burglar proofing.
- 25.7 No laundry may be hung over boundary walls of units, the designated drying areas, or placed over walls on the common property and on the open grass areas. Should this be done, the laundry may be removed and disposed of.

26. SIGNS AND NOTICES

- 26.1 No occupant shall place any sign, notice, billboard or advertisement of any kind whatsoever on any part of the common property or of a unit so as to be visible from outside of the unit, without the prior written approval of the trustees.

Body Corporate Wind Chime House & Conduct Rules

27. ERADICATION OF PESTS

- 27.1 An owner shall keep his unit free from mice, rats, white ants, borer and other wood destroying insects.
- 27.2 In the event of the owner not adhering to point 27.1, he shall permit the trustees, the managing agent and their duly authorized agents or employees to enter his unit and taking such action, as may be reasonable necessary to eradicate such pests
- 27.3 The cost of the inspection and eradicating of any such pests as may be found within the unit and exclusive use areas, replacement of any woodwork or other material forming part of such unit which may have been damaged by any such pests shall be borne by the owner of the unit concerned.

28. PENALTIES

- 28.1 Should owners/residents disregard these rules, they may be summoned to appear before a Disciplinary Committee appointed by the trustees.
- 28.2 If found guilty by the Disciplinary Committee, a penalty of not exceeding R1 000.00 may be imposed for the owner's account
- 28.3 Should any amount payable to the body corporate be due and in arrears, interest at the rate as per any financial institution's credit card account, compounded monthly from the date the amount become due until the date of receipt of payment.
- 28.4 Should it be necessary for the trustees to act against an owner or occupant, the owner shall be held liable for all legal costs, on an attorney and client scale as well as collection commission and administrative costs.
- 28.5 The minimum cost for correspondence with owners regarding non-compliance with these rules will be R100, 00.
- 28.6 The trustees may also refer the matter for arbitration

29. WATER

- 29.1 Water must be used sparingly at all times.
- 29.2 Residents may not use fire hoses for the purpose of washing their vehicles.
- 29.3 Non-residents are not allowed to wash their cars on the common property or to use water obtained from the scheme for such purposes.

Body Corporate Wind Chime House & Conduct Rules

30. RESPONSIBILITIES OF OWNERS

30.1 Owners are responsible for:

30.1.1 The garage doors of his unit and mechanism thereof;

30.1.2 The plastered walls inside of his unit and garage;

30.1.3 The repair and maintenance of the geyser; and

30.1.4 All doors of the unit and garage.

30.2 Owners are also responsible for the deeds and damages by their tenants.

30.3 The maximum number of permanent residents permitted to occupy a unit shall be two persons per bedroom. Should the maximum number be exceeded, it will cause additional expenses with regard to the quantity of water used, sewerage, and refuse removal as well as possible damage to the common property. In such instances, the trustees will be entitled to take the necessary steps to increase the specific owner's levy accordingly and reduce the number of permanent residents in the unit.

31. RECREATIONAL ACTIVITIES AND SWIMMING POOL

31.1 The clubhouse may only be rented through the Managing Agent of the Mooikloof Ridge Home Owners Association

31.2 The swimming pool is also part of the Mooikloof Ridge Home Owners Association

31.3 Owners, residents, their visitors, guests and children may not tamper with any equipment, furniture or fittings in the clubhouse, the swimming pool apparatus, etc. Any damage caused by an owner, residents, their visitors, guests and children will result in the cost of repairing such damage, claimed from the owner.

BY ORDER OF THE TRUSTEES