



Community Schemes
Ombud Service

CERTIFICATE

SECTIONAL TITLE SCHEMES MANAGEMENT ACT, 2011 (ACT 8 OF 2011)
CERTIFICATE IN TERMS OF SECTION 10 (5) (c)

Scheme Registration Number: REG/16/GP/006554

1. I, the undersigned, Boyce Mkhize, in my capacity as the Chief Ombud, acting in terms of section 10 (5) (c), of the Sectional Titles Schemes Management Act, 2011 (Act No 8 of 2011), hereby certify that: -
2. At a meeting held on the 20th of July 2022, the scheme ratified a special resolution approving the amendments of the conduct rules.
3. The amendments to the Conduct Rules in terms of section 10(5)(a), of the Sectional Titles Schemes Management Act, 2011 (Act No. 8 of 2011) have been approved.
4. The Conduct Rules are for the regulation and management of the following Community Scheme:

EAGLEWOOD

DS



Approved and dated at
Centurion on the 14th day of
March 2023

Adv. Boyce Mkhize
Chief Ombud

BODY CORPORATE EAGLE WOOD

House and Conduct Rules

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Rules established for the body corporate eagle wood in terms of section 10 of the sectional titles schemes management act

(Act 8 of 2011 as amended)

Hereinafter referred to as the Act.

In terms of section 10(5)(d) of the STSMA a substitution, addition, amendment or repeal of rules contemplated in paragraph(a) comes into operation on the date of the issuing of a certificate contemplated in paragraph (c) or the opening of the sectional title register for the scheme, whichever is the latest.

Owners are to ensure that their tenants receive a copy of the conduct rules

1. PREAMBLE

- 1.1 Mooikloof ridge Home Owners Association (NPC) Registration number: 2003/029492/08, hereafter referred to as the HOA is a pre-existing Non-Profit Company, as defined in the Companies Act, 2008 and regulated in accordance with its Memorandum of incorporation (MOI) and the Mooikloof Ridge Rules, being schedule 5 of the MOI.
- 1.2 An owner of a section in the eagle Wood Scheme is ipso facto also a member of the HOA and is accordingly obliged to comply with the Mooikloof Ridge Rules (as amended from time to time), as well as the Eagle Wood Conduct Rules.
- 1.3 These rules are established in terms of the Sectional Title Schemes Management Act (Act 8 of 2011 as amended) and the Mooikloof Ridge Rules.
- 1.4 The principal objective of the Eagle Wood Conduct Rules and the Mooikloof Ridge Rules is to Preserve and enhance the security, aesthetics, and environment for the common good of the Mooikloof Ridge community, whilst at the same time protecting the congenial living conditions and surroundings for all residents.
- 1.5 The Eagle Wood Conduct Rules and the Mooikloof Ridge Rules furthermore specify the Minimum requirements in order to achieve orderly, pleasant, and congenial living conditions and surroundings for all residents.
- 1.6 The Eagle Wood's Conduct 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 CSOS issues a section 10 certificate by the chief ombud.
- 1.7 Should any conflict arise between the Eagle Wood Conduct Rules and the Mooikloof Ridge Rules then the Mooikloof Ridge will take precedence.
- 1.8 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 10 of the STSM Act and any person carrying out duties on instruction of the Trustees.

2. INTERPRETATION

- 2.1 “Act” means the Sectional Titles Act(Act 8 of 2011 as amended) and any Regulation made and in force there under.
- 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 Word 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 the 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 areas for the exclusive use of the residents.
- 2.9 “Residents” also means owners and tenants and their guests and visitors.
- 2.10 “Occupier” means the person, or persons to whom the right of occupancy has been granted by the Registered owner of a particular section in the Scheme.
- 2.11 Refer to the Mooikloof Ridge Memorandum of Incorporation as well as the Mooikloof Ridge Rules for Specific interpretation of matters pertaining to sectional title schemes in the estate.

3. PROPRIETARY RIGHTS TO CONDUCT

- 3.1 The document is and remains the property of the body corporate and shall remain in the unit when vacated at any time.
- 3.2 Should the document be lost, the body corporate may charge a nominal fee.

4. DUTIES OF THE OWNERS AND OCCUPIERS OF UNITS

- 4.1 In terms of Section 13(1) of the STSM 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 section or exclusive use area for purpose of inspecting it and maintaining, repairing or renewing pipes, wires, cables, and ducts existing in the section and capable of being used in connection with the enjoyment of any other section or common property, or for the purpose of ensuring that the provisions of this Act and the rules are being observed.

Body Corporate House Rules – Conduct Rules

- 4.1.2 Forthwith carry out all work that may be ordered by any competent public or local authority in respect of his section, 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 section;
- 4.1.3 Repair and maintain his section in a state of good repair and, in respect of any exclusive use area, keep it in a clean and neat condition;
- 4.1.4 Use and enjoy the 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 section 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 section.
- 4.1.6 Notify the body corporate forthwith of any change of ownership in his section; and
- 4.1.7 When the purpose for which a section is intended to be used is shown expressly or by implication or by sectional plan, not use nor permit such section to be used for any other purpose: Provided that with the written consent of all owners such section may be used for another purpose.
- 4.2 In terms of Section 13(2) of the STSM Act:
 - 4.2.1 Any owner, who is of the opinion that any refusal of the consent of another owner in terms of the proviso 3.1.7 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 ombud.
- 4.3 In terms of the STSM Act 8 of 2011 an owner shall:
 - 4.3.1 Not use his section, 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 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 section or any other section 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 sections, the common property. or any exclusive use area;
 - 4.3.4 Not do anything to his section 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;
- 4.4 An owner of a section shall ensure that no more than two adult persons occupy a bedroom on a permanent basis. Should the maximum number be exceeded, it may place additional strain on services such as water, sewerage, and refuse removal as well as cause possible damage to the common property. In such instances, the trustees will have the right to take the necessary steps to ensure the owner complies.
- 4.5 Persons causing, in any manner or form whatsoever, damage to the common property shall be held responsible for the repair of such damage as well as fined R500.00 (FIVE HUNDRED RAND) for a first offense and R750.00 (SEVEN HUNDRED RAND AND FIFTY RAND) for a second offense.
- 4.6 The use of any alcoholic substance on the common property is strictly prohibited.
- 4.7 An owner of a section is responsible for ensuring that members of their families, their tenants, visitors, friends, and employees comply with these rules as well as the Mooikloof Ridge Rules.

Body Corporate House Rules – Conduct Rules

- 4.8 Residents shall, prior to taking occupation of a section, register at the HOA Estate Office in order to obtain access to the Estate. Residents shall, at the time of registration provide a copy of their Identity Document, proof of residence (purchase or lease agreement), and proof of registration of their motor vehicle/s. Residents shall ensure that their vehicles' registration details are always kept up to date at the HOA Estate Office and managing agents of Eagle Wood.

5. DOMICILIUM CITANDI ET EXECUTANDI AND REGISTER OF OWNERS

- 5.1.1 In terms of Management Rule 4, the domicilium citandi et executandi of each owner shall be the address of the section 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.
- 5.1.2 An owner must notify the trustees forthwith of any change of ownership of his section 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.

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

- 6.1 A non-resident owner shall:
- 6.1.1 Furnish full particulars of a tenant of his section and any change thereof to the trustees prior to occupation by the tenant or as soon as possible thereafter;
- 6.1.2 Only make use of a letting agent which has been approved by the Mooikloof Ridge HOA should his section be let through an agent.
- 6.1.3 Furnish full particulars of the letting agent, if any, to the managing agent 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 rental agreement in which the tenant undertakes to abide by these rules as well as the Mooikloof Ridge Rules;
- 6.1.5 Instruct the letting agent to make provision in the rental agreement that a maximum of two persons per bedroom may occupy the section;
- 6.1.6 Make the Eagle Wood Conduct Rules as well as the Mooikloof Ridge Rules a condition of the tenant's lease agreement and ensure the tenant signs for receipt of the aforementioned rules; and
- 6.1.7 Remain fully responsible to the body corporate in respect of the behavior and actions of his tenant.
- 6.1.8 Should any Owner fail to either inform or provide his tenant with the Rules as contemplated herein a fine of R 500.00 (Five Hundred Rand) for a first offence and R 750.00(Seven Hundred and Fifty Rand)

7. TENANTS AND VISITORS

- 7.1 All tenants of sections and other persons to whom right of occupancy have been granted by the owner of a relevant section are obliged to comply with the Eagle Wood Conduct Rules as well as the Mooikloof Ridge Rules notwithstanding any provision to the contrary contained in any agreement of lease or any grant of rights of occupancy.
- 7.2 An occupier of a section is responsible for the behaviour, acts and omissions of their visitors and shall ensure that such visitors are made aware of, understood and complies with the Eagle Wood Conduct Rules as well as the Mooikloof Ridge Rules.

Body Corporate House Rules – Conduct Rules

- 7.3 An owner shall further ensure that any occupier of his section undertake in writing to abide by the Eagle Wood Conduct Rules as well as the Mooikloof Ridge Rules.
- 7.4 Tailgating and unauthorized entry into the scheme is not allowed.
- 7.5 Should a person fail to adhere to the Rules set out for tenants, Visitors, contractors and employees a fine will be levied, which will be decided by the Board from time to time and notice shall be given to any change to such fines, which determination will occur at an AGM/SGM.

8. ENTRY BY THIRD PARTIES

- 8.1 Owners and occupiers of sections are required to notify security at the Estate Main Gate 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.
- 8.2 Unauthorized entry by any party will result in a fine and action being taken against those parties as laid down in the Mooikloof Ridge Rules.
- 8.3 It is an offence to assist visitors, or any other person to gain unauthorized access into the estate or scheme. Any person found guilty of this offence will be levied with a fine in accordance with the Mooikloof Ridge Rules.
- 8.3 All residents must request visitors to strictly adhere to security protocol and are requested to always treat the security personnel in a respectful and co-operative manner.
- 8.4 All attempts at burglary or instances of fence jumping must immediately be reported to either the Estate Manager or the Security Control Centre at the Main Gate.

9. INFLAMMABLE GOODS AND SAFETY OF PROPERTY

- 9.1 An owner or occupier of a section shall, under no circumstances whatsoever, store any material, commit or allow to be committed any dangerous act in the section 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.
- 9.2 An owner or occupier of an section shall, under no circumstances whatsoever, store any material, commit or allow to be committed any dangerous act in the section 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. Therefore, the use of generators for the purpose of generating electrical power for use by residents is not allowed, due to the safety related risks associated therewith. Of particular concern is the adverse impact on hearing damage, fume inhalation, storing of flammable/ combustible liquids (fuel) as well as the impact on the electrical wiring inside each section that may increase the risk to the body corporate and may increase the insurance premium payable by the body corporate.
- 9.3 Due to the safety and insurance risks associated with the storage of liquefied petroleum gas (LPG) cylinders and the use of LPG appliances, it is mandatory that such appliances are used strictly in accordance with the prescripts of the product manufacturer and that cylinders are stored in terms of prevailing regulations. In addition, gas appliances may only be installed in any part of a section after written permission for such installation has been obtained from the trustees of the scheme. Any gas installation may only be permitted if it is installed by a duly Authorized Person, as regulated by the Occupational Health and safety act, 1993, Regulation 17 of the Pressure Equipment Regulations, 2009, and a Certificate of Conformity for gas installation issued. A copy of this Certificate of Conformity must be submitted to the Eagle Wood Body Corporate Managing agent and Trustees. In the event of any gas installation modification, alteration or change of user of ownership

a new certificate of conformity must be issued and submitted to the respective Body Corporate Managing Agent and Trustees. It is strongly recommended that each unit owner, who has a gas appliance, procure an appropriate fire extinguisher for use in case of an emergency.

10. NUISANCE

- 10.1 Owners/residents shall not cause or permit any person or pet to act in conflict with the Eagle Wood Conduct Rules as well as the Mooikloof Ridge 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 of the scheme or the Estate.
- 10.2 Any resident, their visitors or pet found to be causing a nuisance to other residents are subject to being fined in accordance with Eagle Wood and Mooikloof Ridge Rules.
- 10.3 Should residents purchase a burglar alarm system for their section, these alarms are required to be compatible with the scheme and I or HOA electronic and security systems. Such burglar alarm systems may not cause inconvenience or nuisance to other residents.

11. SILENCE

- 11.1.1 Reasonable silence must be maintained daily between 22h00 to 07h00; On Sundays reasonable level of silence must be maintained.
- 11.1.2 Radios, television sets, musical instruments, power tools, vacuum cleaners, lawn mowers, hi-fi equipment, vuvuzelas, or any other device, must be used in such a manner as not to disturb other owners/residents. Whether any activity amount to a nuisance shall be determined by the Board with reference to the purpose and objective
- 11.2 The use or maintenance of any power tool, mechanical or electrical device e.g power saws, lawn mowers, drills, vacuum cleaners ect may only be undertaken between the following hours:
 - 11.2.1 Monday to Friday (07:00 – 22:00)
 - 11.2.2 Saturdays (08:00 – 14:00)
 - 11.2.3 Sundays and public holidays shall be quite throughout
- 11.3 Any private or social gathering in the scheme must be contained within the unit and designated exclusive area at all times and behaviour must be such as not to cause a disturbance to other owners/residents or the public.
- 11.4 No fireworks or crackers are allowed within the scheme within Eagle Wood or the Mooikloof Ridge Estate.
- 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 fines being imposed in accordance with the Mooikloof Ridge Rules.

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, nameplates, trees, plants, adornments, and other apparatus and fittings, including garden items, and may not damage plants or flowers.

Body Corporate House Rules – Conduct Rules

- 12.3 The grass area adjacent to the Garsfontein Road boundary wall has been demarcated as the play area for the scheme.
- 12.4 Ball games shall not be permitted on the common property, unless in the demarcated play area. Refer to 12.3
- 12.5 Children are only permitted to play in the demarcated play area and do so at their own risk.
- 12.6 Children, under the age of 8 playing in the demarcated play area, MUST be accompanied by an adult at all times.
- 12.7 Children are not allowed to play near or around motor vehicles parked on the common property, driveways or between the sections of the scheme, this includes the riding of bicycles.
- 12.8 Skating or the use of skateboards and similar items on the common property is strictly prohibited.
- 12.9 No ketties (catapults), cross bows, pellet guns, paintball guns are allowed to be used in the scheme.

13. MOTOR VEHICLES AND PARKING

- 13.1 Owners/residents shall ensure that their vehicles and the vehicles of their visitors 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 owner of the vehicle not clean up the leaked fluids properly, the Body Corporate will have the oil/brake fluid cleaned and make this cost will be 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 or in the confines of a section's garage. Fines of R500 for first offence and R1000 for the second offence.
- 13.4 No motor wrecks may be kept on the common property.
- 13.5 No caravans, trailers, boats, etc. may be parked/stored in parking bays on common property.
- 13.6 Parking of vehicles in front of garages, on the grass of the common property or in places that are not specifically demarcated as parking bays by means of white parking lines are strictly forbidden.
- 13.7 Parking areas are exclusively reserved for visitors. Owners/residents may only use the visitors common property parking areas may only use such areas for a maximum period of 72 hours. Unless expressly authorized by the trustees, through its authorized representatives, to use parking areas for longer
- 13.8 Any owner/resident who needs to use a visitors parking for a period exceeding 2 hours must first obtain the explicit written permission from the trustees. Specific reasons must be provided in writing as to why a visitors parking needs to be used.
- 13.9 Vehicles not parked in specifically demarcated parking bays will receive a fine as regulated by the Eagle Wood Rules.
- 13.10 Owners/Residents may use the common property parking only for one vehicle provided that all the unit's garages are fully utilized by vehicles. A unit with one garage may have two vehicles only if one is parked in the garage. A unit with two garages may have three vehicles if two of them are parked in the garage.
- 13.11 Strict adherence to the maximum speed limit of 15 km per hour within the scheme must be complied with.
- 13.12 Only roadworthy vehicles may be driven within the scheme and driven by a licensed driver.

Body Corporate House Rules – Conduct Rules

- 13.13 Motor hooters or other audible warning devices may not be used on the common property or anywhere in the scheme where it may cause a nuisance to other residents.
- 13.14 Garages may only be used for their intended purposes and may not be used as living quarters or as storage facilities. Fines will be imposed as regulated by the Eagle Wood Rules.
- 13.15 Garage doors must be kept closed at all times, unless owners are parking or removing their vehicles.
- 13.16 Any music that is played in a motor vehicle must be at a sound level that does not disturb other residents.

14. BICYCLES, MOTOR CYCLES. ETC

- 14.1 Bicycles, motor cycles, tricycles and toys may not be left anywhere on the common property.
- 14.2 No motor cycles and scooter may take preference to a motor vehicle parked in a garage. Fine of R500.

15. TV ANTENNAS AND SATELLITE DISHES

- 15.1 Each section owner may install one DSTV or other satellite dish which size may not exceed 80 cm. It must be professionally installed by a registered installer and in such a way to cause no disturbance to other residents.
- 15.2 No satellite dish may be placed on the curved (plastered) balcony front
- 15.3 When a resident vacates a section it is obligatory that the walls and outside area of the unit be restored to its original condition, the cost of restoration work shall be for the section owner's account.

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. Fine of R150 will apply.
- 16.2 Any unwanted household items, e.g. domestic appliances, furniture, etc. must be disposed of outside of the scheme. Bin areas may not be used for this purpose.
- 16.3 Refuse bins may not be placed outside front doors, on walkways, or any part of the common property other than the area designated therefore.
- 16.4 Littering on the common property is strictly prohibited.
- 16.5 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 section.
- 16.6 No insoluble items may be flushed down the toilets. Should this be done and cause a blockage, the clearing of the pipes and disinfecting the surrounding areas will be for the account of the unit owner.
- 16.7 Garden refuse may not be placed in plastic bags and disposed of in the bins. If the garden refuse cannot be placed in a plastic bag in the bin, the owner or occupier will be responsible for the disposal.
- 16.8 motor vehicle oil, paint, batteries, globes, or any other chemical that could be considered harmful to the environment as regulated by National Legislation, may under no circumstances be discarded, by any means, on the common property. This includes discarding into any drain and sewerage system, soil or by burning.
- 16.9 Owners/residents shall ensure that contractors attending to maintenance or improvements to their section on their behalf do not litter on the common property.

17. PETS

- 17.1 No occupier of a section shall, without the prior written consent of the trustees, which consent may not be unreasonably withheld, keep any pet in his section 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. And a fine of R250 will be applicable.
- 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 not allowed on the common property unless carried, if small, or on a leash.
- 17.4 Owners of pets are responsible for the cleaning up and removal of excrement or other refuse relating to the pet left on the common property or in private gardens. Cat litter trays, must be placed in a sealed plastic bag and deposited into the refuse bins provided. Failure by a pet owner to clean pet excrement will result in a R250-00 (TWO HUNDRED RAND AND FIFTY RAND) fine.
- 17.5 Aviaries and other accommodation for approved pets may not be erected on the common property or in a private garden.
- 17.6 No cats, poultry, pigeons, aviaries, wild animals, livestock, venomous animals/spiders or reptiles are allowed to be kept as pets. All cats (for which permission was granted prior to 2009) must be neutered / spayed and proof provided to the body corporate.
- 17.7 A maximum of 2 pets is allowed per unit except where permission for more pets has been granted prior to the introduction of these rules. Only "small breed" dogs are allowed to be kept, i.e. a full grown small breed dog will not weigh more than 15kg. The size and needs of the pets will be taken into account when considering requests. No vicious dogs may be kept as determined by the index of vicious breeds. Pitt Bull Terriers are not permitted within Eagle Wood.
- 17.8 Keeping pets for breeding purposes is prohibited.
- 17.9 All pets are to be registered with the Body Corporate within 30 days of lodgment of these rules at the deeds office or prior to occupation of a section.
- 17.10 All pets must have a collar with name tag, which states the name of the pet and the telephone number of the owner. Applications for keeping of dogs shall be accompanied by a recent photo of the dog/s.
- 17.11 Pets are not allowed to cause a nuisance to other residents. Failure to comply will result in permission to keep pets being withdrawn and a fine levied in accordance with the Mooikloof Ridge Rules.
- 17.12 All dogs must be sterilized. Dogs must be immunized against rabies. Certificates evidencing compliance must be produced and submitted when seeking authorization to keep a particular pet.
- 17.13 Pet owners are required to take full responsibility for their animals, which may under no circumstances be left on the relevant premises for a maximum period exceeding 24 hours without adequate and responsible human supervision.

18. EMPLOYEES AND HAWKERS

- 18.1 The employees or contractors of the body corporate shall not be interfered with. They receive orders from the trustees or the managing agent only.
- 18.2 No hawkers shall be allowed in the scheme.

19. DOMESTICS AND LABOURERS

- 19.1 Owners/residents must register their domestic worker/s and labourers with security in order for the domestic worker or labourer to gain access to the scheme.
- 19.2 Owners/residents shall ensure that their domestic/general workers do not cause noise in their sections or on the common property.
- 19.3 Domestic workers and labourers are not allowed to reside on any part of the common property and does not stipulate that they cannot stay in the unit. Owners or occupiers of sections must ensure that domestic workers

- and other employees comply to the complex rules at all times.
- 19.4 Should domestic workers and labourers contravene any of these rules, the trustees reserve the right, if justified, to impose a fine of R500.00 after notifying the employer.

20. BUSINESS AND OTHER ACTIVITIES

- 20.1 No business, profession or trade may be conducted on the common property or from any section.
- 20.2 No auctions or jumble sales may be held on the common property or in any section without the explicit prior written permission of the trustees.
- 20.3 Hobbies causing a disturbance of the peace or a nuisance are prohibited.
- 20.4 Moving into/out of the Estate/Scheme (when changing residence) may only occur between the following times: Refer to Mooikloof Ridge HOA Estate rules as these times may vary from time to time, confirm with the estate office. The Estate Office must be informed a minimum of 48 hours before moving in or out of the estate. Failure to comply will result in a fine in accordance with the Mooikloof Ridge Rules.
- 20.5 Slaughtering of animals is subject to the Mooikloof Ridge Rules.

21. EXTERNAL APPEARANCE

- 21.1 An occupier of a section shall not place or do anything on any part of the common property, including private patios, balconies or gardens which, in the discretion of the trustees is aesthetically displeasing or undesirable when viewed from the outside of the section.
- 21.2 Unless authorized by the trustees in writing, no decorations may be attached to a section. 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, etc, may not be installed in or at a section unless approved by the trustees in writing.
- 21.4 No obstructions shall be placed on walkways or any portion of the common property.
- 21.5 Awnings are only permitted if a standard specification has been approved by the trustees. These may only be put up once the written approval of the trustees has been obtained. Any awnings installed without the trustees permission or awnings not conforming to specifications will be removed at the cost of the section's owner.
- 21.6 Advertisements or publicity material may not be exhibited or distributed unless the consent of the trustees has been obtained in writing.
- 21.7 Owners must have explicit prior written approval from the trustees for any attachment of external structures, including, but not limited to, car ports, louvers, verandas, awnings etc to the outside of a section and/or common property, including, but not limited to, balconies, patios, verandas and gardens. Any attachment which, in the opinion of the trustees, has an effect on the outside appearance of the section or the aesthetic look of the common property and/or the estate (Mooikloof Ridge) is prohibited, unless approved in writing by the HOA Board, which written approval must be obtained prior to such attachment and/or installation and which written approval must prescribe the nature, design and colour of the apparatus to be attached and/or installed as well as the manner in which it will be attached or installed.
- 21.8 Flood lights or garden lamps must be adequately screened so as not to cause inconvenience or nuisance to neighbours.
- 21.9 It is the occupier of a section's responsibility to ensure that all his private property i.e. hosepipes, hosepipe fittings, braais, umbrellas, children's toys etc. within his garden is neatly stored away. Gardens must be kept neat and tidy at all times so as not to hamper the garden services from executing their daily tasks.
- 21.10 Residents on the perimeter fence are responsible for keeping any overgrowth clear of the electrified fence and must inform visitors to their section of the dangers pertaining thereto.

22. INTERIOR OF SECTIONS

- 22.1 Owners shall, at all times, keep their sections 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 section, and maintenance of sanitary equipment, all electrical installations and other interior repairs to their sections 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 must make appropriate arrangements for the pets to be kept in a safe place so they don't attack the gardeners, get injured or escape from the section or exclusive use garden.
- 22.4 Should an occupier of a section not wish to have the garden service work in their exclusive use garden they must request this in writing from the trustees. That resident will then be required to keep their exclusive use area neat & tidy in the same manner as the garden service would.
- 22.5 Residents, whose garden gate/s permits the only access to other unit's gardens, may not lock or block their garden gates on the days that the gardeners service those gardens. A fine of R 250 (two hundred and fifty rand) will apply.

23. COMMON PROPERTY EQUIPMENT

Under no circumstances may any person tamper with any equipment on the common property. A fine of R 750 (seven hundred and fifty rand) will apply for the first offence and R 1000 (one thousand rand) for the second offence will apply.

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 another safety device for the protection of his section;
 - 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 section.
- 24.2 For purposes of point 24.1.1 security gates shall be of the design approved for the Eagle Wood Scheme for the sake of conformity of appearance.
- 24.6 The trustees shall be notified prior to any work of whatever nature which is to be undertaken within or to the exterior of any section 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.
- 24.7 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.
- 24.8 The trustees may prohibit workmen from working on the premises should they fail to cooperate.
- 24.9 It shall further be of the absolute responsibility of the persons having the work done to ensure that the workers implement and follow protective and safety measures at all times and clean up properly after each work session and thoroughly on completion of the project.
- 24.10 The persons having the work done shall be held liable for costs incurred for cleaning up or reparations done should the common property be left in a dirty or spoiled condition on completion of such work.
- 24.11 The above-mentioned rules shall mutatis mutandis apply to any work authorised by the trustees.
- 24.12 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.

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- 24.13 No wendy houses or tool sheds may be erected. If the owner refuses to remove such structures, the trustees may remove such structures at the cost of the section's owner, without further notice.
- 24.14 Use of any amenities, including but not limited to a jungle gym and swings, (if installed on the common property) is strictly "at own risk" and the Body Corporate shall not be liable for any harm or damage arising from their use, whatever the cause of such harm or damage may be.

25. LAUNDRY

- 25.1 Wall mounted fold away washing lines or other professionally manufactured washing lines may be installed at ground floor sections on condition that the washing lines and washing may not be visible above the boundary wall when viewed from the outside of the unit.
- 25.2 Wall mounted fold away type washing lines may be installed on the balconied of first floor sections provided the washing lines and washing may not be visible above the balcony wall when viewed from the outside of the section.
- 25.3 Portable fold up type dryers may be used on the balcony or patio, provided the washing lines and washing may not be visible when viewed from the outside of the section.
- 25.4 No washing lines may be attached to gates, railings of balconies / patio's, trees, windows or burglar proofing or any other common property infrastructure.
- 25.5 No washing, clothing, carpets or any other item may be hung over the railings of balconies / patios, boundary walls of units, the walls of the designated drying areas, placed over walls on the common property or placed on any grass areas or over any vegetation.

26. SIGNS AND NOTICES

No occupier of a section 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 of the section, without the prior written approval of the trustees.

27. ERADICATION OF PESTS

- 27.1 An owner shall keep his section free from mice, rats, white ants, termites, borer and other wood destroying insects.
- 27.2 In the event of the owner not adhering to point 26.1, he shall permit the trustees, the managing agent and their duly authorised agents or employees to enter his section 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 section and exclusive use areas, replacement of any woodwork or other material forming part of such section which may have been damaged by any such pests shall be borne by the owner of the section concerned.

28. PENALTIES

- 28.1 Should owners/residents disregard these rules fines may be imposed. Where fines are not specifically stated herein the fines as documented in the Mooikloof Ridge Rules will apply.
- 28.2 Continuous breach of the Eagle Wood Conduct Rules or the Mooikloof Ridge Rules may necessitate the trustees or HOA Board of Directors to take legal action against an owner or resident, in terms of the

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Management Rules 25(4) A member is liable for and must pay the Body Corporate a reasonable legal cost and disbursement, as taxed or agreed by the member, incurred by the Body Corporate in the collection of arrear contributions or any other arrear amounts due and owing by such members to the Body Corporate, or in enforcing compliance of these rules, the conduct rules or the Act.

- 28.3 Should any amount payable to the body corporate be due and in arrears, interest will be charged at the rate as determined from time to time, compounded monthly from the date the amount become due until the date of receipt of payment.
- 28.4 The minimum cost for correspondence with owners regarding non-compliance with these rules will be R100.00 (ONE HUNDRED RAND AND FIFTY RAND).
- 28.5 The CSOS Act provides for the procedure for dispute resolution including adjudication.

29. WATER

- 29.1 Water is a precious resource and must be used sparingly at all times.
- 29.2 Non-residents are not allowed to wash their cars on the common property or to use water obtained from the scheme for such purposes.
- 29.3 Water leaks must immediately be reported to either the trustees or the managing agent.

30. RECREATIONAL ACTIVITIES AND SWIMMING POOL

- 30.1 The clubhouse may be rented and bookings must be made at the Estate Office.
- 30.2 The swimming pool and estate recreational areas are under the management control of the HOA.
- 30.3 Occupiers of sections are specifically informed to take the necessary safety precautions necessary when allowing children to either enter the swimming pool area or when using the swimming pools. **Using the swimming pools is entirely at the risk of the user thereof.**
- 30.4 Owners, residents, their visitors, guests and children may not tamper with any equipment, furniture or fittings in the clubhouse, the swimming pool apparatus, or any other part of the estate.

31. SECURITY

All conduct rules of Eagle Wood and the Mooikloof Ridge HOA including the MOI shall be binding on the Body Corporate, the owner of any section and any lessee or other occupant of any section, and it shall be the duty of the owner to ensure compliance of the rules by his lessee or occupant, including employees, guests and any member of his family, his lessee or his occupant.

32. ALTERNATIVE POWER SUPPLY RULES

32.1 Liquefied Petroleum Gas (LPG)

32.1.1 Due to the safety and insurance risks associated with the storage of liquified petroleum gas (LPG) cylinders and the use of LGP appliances, it is **mandatory** that such appliances are used strictly in accordance with the prescripts of the product manufacturer and that gas cylinders are stored in terms of prevailing regulations. Gas appliances may only be installed after written permission for such installation has been obtained from the Trustees.

32.1.2 A gas installation **may only** be permitted if it is installed by a duly authorized person as regulated by the occupational health and safety act 1993, Regulation 17 of Pressure Equipment Regulations 20009, and a Certificate of Conformity must be submitted to the Trustees.

32.1.3 In the event of any gas installation modification, alteration, or change or user or ownership a new Certificate of Conformity must be issued and submitted to the Trustees. It is mandatory that each unit owner who has a gas appliance installed, procure, an appropriate fire extinguisher for use in case of an emergency

32.2 Geyser heat pump

32.2.1 A heat pump must be installed in full compliance with the requisite installation requirements. Such installation may only be done by a duly authorized person in compliance with the prevailing plumbing and electrical regulations, and a CoC issued

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to this effect. In addition to any other installation requirements and regulations, the installation must comply with the following

32.2.1.1 SABS approved wall-mounting of the condenser (external unit)

32.2.1.2 All wiring must be SANS 10142 compliant

32.2.2 The owner must provide the requested CoC to the Trustees, who will be obliged to place the same on record and provide the insurer with a copy.

32.2.3 The Body Corporate must maintain an accurate record of which units have such installations.

32.3 Uninterrupted Power Supply | UPS wired into Section's electric | DB

32.3.1 A UPS wired into the electrical distribution board of the unit may only be installed by a duly authorized person and a CoC issued to the effect.

32.3.2 Only inverters that are on the NRS-approved PV inter list may be used. The inverter must incorporate the "anti-islanding functionality" to prevent any form of stored or generated power being fed back into the grid during power failure.

32.4 Portable inverter generators silent

32.4.1 Only portable inverter generators (Silent type), which has a noise rating of less than 70 decibels, when measured at 7 meters away from the unit may be used.

32.4.2 Portable inverter generators may only be operated during the following times:

32.4.2.1 Mondays – Fridays: 05:00 – 21:00

32.4.2.2 Saturdays: 06:00 -21:00 and

32.4.2.3 Sundays: 08:00 – 21:00

32.4.3 A portable inverter generator may only be used if a permanent electrical supply connection is made into the electrical wiring, with installation done by a duly authorized person in full compliance with the Electrical Regulations and a CoC issued to this effect. **A generator may not be connected to a home electrical outlet and may not be directly connected to the unit's electrical supply.**

32.4.4 Any Person using a portable inverter generator **must** upon request from the Trustees present the CoC of the Certified installation.

32.4.5 No more than 5 liters of fuel, which is for the exclusive use of the portable inverter generator may be stored in the unit's garage at any point in time and for which prior written approvals were obtained from the Board. No fuel may be stored in the habitable part of the unit.

32.4.6 A generator **may not** be enabled for automatic start.

32.4.7 A generator installation must have an emergency isolator/backup switch.

32.4.8 The installation shall ensure that there is no "back feeding" or electrical power into the power grid.

32.4.9 The owner **must** provide the requisite CoC to the Board will be obliged to place the same on record and provide the insurer with a copy.

32.5 Solar panels for water geyser – the direct system only

32.5.1 Only direct water geyser systems are permitted.

32.5.2 A maximum of 2 PV panels (2m²) are permitted per unit. Refer to clause 32.6 for lay out of panels.

32.5.3 A solar water geyser system **must be** installed in full compliance to the requisite installation requirements. Such installation **may only** be done by a duly authorized person in compliance with the prevailing plumbing and electrical regulations and a CoC issued to this effect.

32.5.4 In addition to any other Installation requirements and regulations, the installation **must** comply with the following:

32.5.4.1 Appropriate Lightning/surge protection

32.5.4.2 All wiring must be SANS 10142 complaint

32.5.4.3 Certified of compliance as per SANS 10254 (plumbing)

32.5.4.4 Thermal cut-off Switch (AC&DC elements)

32.5.5 The owner **must** provide the requisite CoC to the Body Corporate who will be obliged to place same on record and provide the insurer with a copy.

32.5.6 The Body Corporate Must Maintain an accurate record of which units have Ups installed.

32.6 Solar Panels for power generation

32.6.1 From an aesthetic perspective:

32.6.1.1 A maximum of 6 PV (12m²) panels per stack unit and 12 PV (24m² per loose standing unit is permitted.

32.6.2 The solar system must be installed by a duly authorized person and a CoC issued to this effect.

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- 32.6.3 Only inverters that are on the NRS-approved PV inter list may be used. The inverter must incorporate the “anti-islanding functionality” to prevent any form of stored or generated power being fed back into the grid during power failure.
- 32.6.4 In addition to any other installation requirements and regulations, the installation must comply with the following
 - 32.6.4.1 Appropriate lighting/surge protection
 - 32.6.4.2 All wiring must be SANS 10142 complaint
 - 32.6.4.3 Mains isolator switch/ breaker “change-over”.
- 32.6.5 The owner **must** provide the requisite CoC to the Board, who will be obliged to place the same on record and provide the insurer with a copy.
- 32.6.6 The fine to be levied in terms of the rules of the alternative power supply rules will be decided by the trustees from time to time and notice shall be given to any change to such fines, which are currently set at a minimum of R 500.00 (Five Hundred Rand) for the first offence and R 750.00 (Seven Hundred and Fifty Rand) for a second offence.
- 32.6.7 The installation of solar on roofs will be allowed as follow:
 - 32.6.7.1 Simplex units: a simplex unit (unit that does not have a resident above or below the unit) may utilize the entire roof for the installation of solar. The wiring of the panels must be hidden and not visible.
 - 32.6.7.2 Stack Unit: A stack unit (unit that shares a roof with the unit above or below the unit) must share the roof space with the unit above or below. The ground unit will be entitled to 50% of the roof space on the Western side of the roof, while the 1st floor unit will be entitled to 50% of the roof space, on the Eastern side of the roof. If a unit exceeds the entitled space on the roof , the owner will be requested to remove the excess panels from the roof at their own cost. If the owner does not comply with the request, Eagle Wood Body Corporate will do so and charge the cost to the levy account of the unit. The wiring of the panels must be hidden and not visible. In the case where the wire trunking needs to be installed to gain access from the panels to the installed inverter inside the unit, it will need to be for the shortest possible distance.
- 32.7 The fine to be levied in terms of the Rules of these alternative power supply rules will be determined at an AGM/SGM
- 32.8. The installations of solar panels on roofs will be allowed as follows:
 - 32.8.1 Simplex Units: A simplex unit (unit that does not have a resident above or below the unit) may utilize the entire roof for the installation of solar panels. The wiring of the panels must be hidden and not visible.
 - 32.8.2 Stack units: A stack unit (unit that shares a roof with a unit above or below the unit) must share the roof space with the unit above or below. The ground unit will be entitled to 50% of the roof space on the Western side of the roof, while the 1st floor unit will be entitled to 50% of the roof space on the Eastern side of the roof. If a unit exceeds their entitled space on the roof, the owner will be requested to remove the excess panels from the roof at their own cost. If the owner does not comply with this request, Eaglewood Body Corporate will do so and charge the cost to the levy account of the unit. The wiring of the panels must be hidden and not visible. In the case where wire trunking needs to be installed to gain access from the panels to the installed inverter inside the unit, it will need to be for the shortest possible distance.

BY ORDER OF TRUSTEES

END