

Conduct Rules of the Body Corporate of Rondebosch
Accepted at Special General Meeting of 15 September 2022

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Rules established for the Body Corporate Rondebosch in terms of the Sectional
Titles Schemes Management Act 8 of 2011 (hereinafter referred to as "the Act").

These Rules are effective from date of Certification by the Ombud's Office. 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 71 of 2008 and regulated in accordance with its Memorandum of Incorporation (MOI) and the Mooikloof Ridge Rules, being schedule 5 of the MOI. An owner of a section in the Rondebosch Scheme is ipso facto also a member of the HOA and is accordingly obligated to comply with the Mooikloof Ridge Rules (as amended from time to time), as well as with these Rules, being the Conduct Rules of the Body Corporate of Rondebosch.
- 1.2 These Rules are established in terms of the Sectional Title Schemes Management Act 8 of 2011 and the Mooikloof Ridge Rules.
- 1.3 The principal objective of the Conduct Rules of the Body Corporate of Rondebosch 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 collective interests of all Home Owners.
- 1.4 The Conduct Rules of the Body Corporate of Rondebosch 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.
- 1.5 The Conduct Rules of the Body Corporate of Rondebosch may be added to, amended or repealed by a Special Resolution at a General Meeting of the Body Corporate.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 Ombud's Office has certified the addition, amendment or revocation.
- 1.6 Should any conflict arise between the Conduct Rules of the Body Corporate of Rondebosch Rules and the Mooikloof Ridge Rules then the Mooikloof Ridge Rules will take precedence.

2 Interpretation

- 2.1 "Act" means the Sectional Titles Schemes Management Act 8 of 2011 and any Regulation made and in force thereunder.
- 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.

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- 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.
- 2.10 "Occupier" means the person, or persons to whom right of occupancy have 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 Duties of owners and occupiers of units

3.1 In terms of Section 13(1) of the Act, an owner shall:

- (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.
- (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;
- (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) 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;
- (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.
- (6) Notify the body corporate forthwith of any change of ownership in his section; and
- (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.
- (8) Any owner, who is of the opinion that any refusal of 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 court.
- (9) 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 3.1.7 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.

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3.2 An owner shall:

- (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;
- (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;
- (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) Not do anything to his section or exclusive use area which is likely to prejudice the harmonious and aesthetic appearance of the building;
- (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;
- (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;
- (7) Maintain the hot water installation that serves his section.
- (8) Maintain the garage and other doors of his section and mechanism thereof.
- (9) Maintain the plastered walls inside of his section and garage.

3.3 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.

3.4 The use of any alcoholic substance on the common property is **strictly** prohibited.

3.5 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.

3.6 Residents shall, prior to taking occupation of a section, register at the 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 Estate Office.

4 Obligation by a non-resident owner to furnish particulars of the tenant(s)

4.1 A non-resident owner shall:

- (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;
- (2) Furnish full particulars of the letting agent, if any, to the managing agent and any change thereto;

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- (3) 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;
- (4) Instruct the letting agent to make provision in the rental agreement that a maximum of two persons per bedroom may occupy the section;
- (5) Make compliance to the Conduct Rules of the Body Corporate of Rondebosch 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) Remain fully responsible to the Body Corporate in respect of the behaviour and actions of his tenant.

5 Tenants and Visitors

- 5.1 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 Conduct Rules of the Body Corporate of Rondebosch as well as the Mooikloof Ridge Rules notwithstanding any provision to the contrary contained in any lease or any grant of rights of occupancy.
- 5.2 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 Conduct Rules of the Body Corporate of Rondebosch as well as the Mooikloof Ridge Rules.
- 5.3 An owner shall further ensure that any occupier of his section undertake in writing to abide by the Conduct Rules of the Body Corporate of Rondebosch as well as the Mooikloof Ridge Rules.
- 5.4 Tailgating and unauthorized entry into the Scheme is not allowed. Non-compliance to this rule by a visitor, owner, tenant, resident of another Scheme is subject to a fine as laid down by the Mooikloof Ridge Rules.

6 Entry by Third Parties

- 6.1 Wherever reasonably possible 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.
- 6.2 Unauthorised entry by any party will result in a fine and action being taken against those parties as laid down in the Mooikloof Ridge Rules.
- 6.3 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.
- 6.4 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.
- 6.5 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.

7 Inflammable goods and safety of property

With the exception of the fuel tank of a vehicle, boat, generator or engine; or a fuel tank or gas cylinder kept for domestic purposes, 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.

8 Nuisance

- 8.1 Owners/residents shall not cause or permit any person or pet to act in conflict with the Conduct Rules of the Body Corporate of Rondebosch 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.
- 8.2 Any resident, their visitors or pet found to be causing a nuisance to other residents are subject to being fined in accordance with Mooikloof Ridge Rules.
- 8.3 Should residents purchase a burglar alarm system for their section, these alarms are required to be compatible with the Scheme and/ or HOA electronic and security systems. Such burglar alarm systems may not cause inconvenience or nuisance to other residents.

9 Silence

- 9.1 Reasonable silence must be maintained Monday to Friday 18h00 to 07h00; Saturday 20h00 to Monday 07h00.

NOTE: On Sundays, silence shall be maintained throughout.

The use or maintenance of any power tools, mechanical or electrical device may only be undertaken during the following hours:

Monday - Friday, 07h00 to 18h00

Saturdays - 09h00 to 13h00

- 9.2 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.

NOTE: On Sundays, silence shall be maintained throughout.

- 9.3 Any private or social gathering in the Scheme must be contained within the section at all times and behaviour must be such as not to cause a disturbance to other owners/residents.
- 9.4 No fireworks or crackers are allowed within the Scheme or the Mooikloof Ridge Estate.
- 9.5 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.

10 Children

- 10.1 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.
- 10.2 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.
- 10.3 Ball games shall not be permitted on the common property, unless in the demarcated play area.
- 10.4 Children are not allowed to play near or around motor vehicles parked on the common property, drive ways or between the sections of the Scheme.
- 10.5 No ketties (catapults), cross bows, pellet guns, paintball guns are allowed to be used in the Scheme.

11 Motor vehicles and parking

- 11.1 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.
- 11.2 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 for the unit owner's account.
- 11.3 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.
- 11.4 No motor wrecks or broken down vehicles may be kept on the common property.
- 11.5 No caravans, trailers, boats, etc. may be parked or stored in parking bays on common property.
- 11.6 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.
- 11.7 Parking areas are exclusively reserved for visitors. Owners/residents may only use the visitors parking areas for a maximum period of 2 hours for loading purposes.
- 11.8 Each unit has a demarcated parking bay closest to the entrance of that unit. These parking bays will be seen to be an exclusive use area to that specific unit. Each unit will contribute R75.00 (SEVENTY-FIVE RAND) per month for the exclusive use of such parking bay which cost will be added to the unit's monthly levy. The body corporate will continue to maintain the respective parking bays.
- 11.9 Vehicles not parked in specifically demarcated will be subject to a fine of R500.00 (FIVE HUNDRED RAND), or such fine as regulated by the Mooikloof Ridge Rules, from time to time, will be imposed, alternatively the vehicle's wheels will be clamped.
- 11.10 Vehicles may only be washed in an available parking bay, nearest to the unit where the vehicle owner resides. These areas must be left clean and tidy. Rubbish removed from the vehicle must be placed in the refuse bins provided. Fire hoses or hydrants may not be used for washing of cars. Additionally, any cost to repair or service of a fire hose or hydrant due to it being used to wash a car will be for the cost of the section's owner.
- 11.11 Strict adherence to the maximum speed limit of 20 km per hour within the Scheme must be complied with.
- 11.12 Only roadworthy vehicles may be driven within the Scheme and driven by a licensed driver.
- 11.13 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.
- 11.14 Garages may only be used for their intended purposes and may not be used as living quarters.
- 11.15 Garage doors must be kept closed at all times, unless owners are parking or removing their vehicles.
- 11.16 Any music that is played in a motor vehicle must be at a sound level that does not disturb other residents.
- 11.17 Tailgating is prohibited.

12 Bicycles, motor cycles, etc

Bicycles, motor cycles, tricycles and toys may not be left anywhere on the common property.

13 TV Antennas and Satellite Dishes

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- 13.1 No standard TV antennas may be installed as this service is provided by the Scheme.
- 13.2 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.
- 13.3 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.
- 14 Refuse Disposal**
- 14.1 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.
- 14.2 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.
- 14.3 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 s purpose.**
- 14.4 Refuse bins may not be placed outside front doors, on walkways, or any part of the common property other than the area designated therefore.
- 14.5 Littering on the common property is strictly prohibited.
- 14.6 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.
- 14.7 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.
- 14.8 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 occupier of the section with the contractor responsible for garden services.
- 14.9 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.
- 14.10 Owners/residents shall ensure that contractors attending to maintenance or improvements to their section on their behalf do not litter on the common property.
- 15 Pets**
- 15.1 EXISTING PETS: The keeping of pets present in the Scheme on the date on which these Rules became effective, must adhere to the following Rules:
- (1) All pets kept in the Scheme on the date on which these Rules became effective, except for cats brought onto the premises after August 2009, may be kept on the premises indefinitely, on condition that compliance to the below mentioned Rules and the Mooikloof Ridge Rules is achieved.
 - (2) Cats brought onto the premises after August 2009 are prohibited.
 - (3) The residents keeping pets in the Scheme on the date on which these Rules became effective must, within 30 days of the date on which these Rules became effective do the following:

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- (a) Ensure that all of their dogs and cats are sterilized and proof thereof must be obtained;
- (b) Ensure that all of their dogs and cats are immunized against rabies and proof thereof must be obtained;
- (c) Register the presence of all their pets with the Body Corporate, submitting the form attached to these Rules as annexure A, to the Trustees (Together with the form to be submitted, written consent from the owner of the unit (if a third party is the resident) must be attached);
- (d) Written consent from the Trustees is not required to keep fish. However, written consent from the Trustees must be obtained, which consent may not be unreasonably withheld, by submitting the form attached to these Rules as annexure B, to the Trustees if the number of dogs kept in a unit is more than two. Together with the form to be submitted, written consent from the owner of the unit (if a third party is the resident) must be attached. When considering a request made in terms of this Rule, the Trustees will take into consideration the size, number and needs of the pets and the yard and may prescribe any reasonable conditions and may withdraw such approval in the event of any breach of any of the conditions stipulated.

15.2 FUTURE PETS: The keeping of new pets in the Scheme after the date on which these Rules became effective, must adhere to the following Rules:

- (1) No occupier of a section shall, without the prior written consent of the Trustees, which consent may not be unreasonably withheld, bring any pet into his section or on the common property after the date on which these Rules became effective. Any pets in respect of which no written approval has been obtained from the trustees may be removed from the Scheme.
- (2) With regards to the number and nature of pets that may be kept on the premises:
 - (a) Only a maximum of two (2) small or medium breed dogs may be kept at a unit. For guidance on which dog breeds qualify as small or medium breed dogs, refer to annexure C.
 - (b) No vicious dog breeds are allowed on the premises. For guidance on which dog breeds qualify as "vicious", refer to annexure D.
 - (c) No cats, poultry, pigeons. Wild animals, livestock, venomous animals/ spiders or reptiles are allowed on the premises.
- (3) The residents desirous to keep pets in the Scheme after the date on which these Rules became effective must, PRIOR to bringing any pets into the Scheme, do the following:
 - (a) Ensure that all of their dogs are sterilized and proof thereof must be obtained;
 - (b) Ensure that all of their dogs are immunized against rabies and proof thereof must be obtained;
 - (c) Request written consent from the Trustees for the keeping of all pets, which consent may not be unreasonably withheld, by submitting the form attached to these Rules as annexure B to the Trustees. When considering a request made in terms of this Rule, the Trustees will consider the size, number and needs of the pets and the yard and may prescribe any reasonable conditions and may withdraw such approval in the event of any breach of any of the conditions stipulated.

15.3 Pets are not allowed on the common property unless carried, if small, or on a leash.

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- 15.4 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.
- 15.5 Aviaries and other accommodation for approved pets may not be erected on the common property. Only Dog kennels to house dogs authorized by the Trustees, are permitted.
- 15.6 Keeping pets for breeding purposes is prohibited.
- 15.7 All pets must have a collar with name tag, which states the name of the pet and the telephone number of the owner.
- 15.8 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.
- 15.9 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. Pets may also not be neglected. If a pet is neglected, such will be removed from the care of the resident and handed over to the SPCA.
- 16 Employees and Hawkers**
- 16.1 The employees or contractors of the body corporate shall not be interfered with. They receive orders from the trustees or the managing agent only.
- 16.2 No hawkers shall be allowed in the Scheme.
- 17 Domestics and Labourers**
- 17.1 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.
- 17.2 Owners/residents shall ensure that their workers do not cause noise in their sections or on the common property.
- 17.3 Labourers are restricted to the section they work and may not enter other units.
- 17.4 Should domestic workers and labourers contravene any of these Rules, the trustees reserve the right, if justified, to refuse entry to the domestic worker or labourer after notifying the employer.
- 18 Business and Other Activities**
- 18.1 No business, profession or trade may be conducted on the common property or from any section.
- 18.2 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.
- 18.3 Hobbies causing a disturbance of the peace or a nuisance are prohibited.
- 18.4 Moving into/out of the Estate/Scheme (when changing residence) may only occur between the following times: Monday to Friday 09h00 to 17h00 and Saturdays 09h00 to 13h00. 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.
- 18.5 Slaughtering of animals is subject to the Mooikloof Ridge Rules.

19 External Appearance

- 19.1 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.
- 19.2 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.
- 19.3 Air-conditioning units, jacuzzis, lapas, etc, may not be installed in or at a section unless approved by the trustees in writing.
- 19.4 No obstructions shall be placed on walkways or any portion of the common property.
- 19.5 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.
- 19.6 Advertisements or publicity material may not be exhibited or distributed unless the consent of the trustees has been obtained in writing.
- 19.7 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 installed as well as the manner in which it will be attached or installed.
- 19.8 Flood lights or garden lamps must be adequately screened so as not to cause inconvenience or nuisance to neighbours.
- 19.9 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.
- 19.10 Gardens must be kept neat and tidy at all times so as not to hamper the garden services from executing their daily tasks.
- 19.11 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.

20 Interior of Sections

- 20.1 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.
- 20.2 Residents with pets are to ensure that the pet waste is removed on a daily basis.
- 20.3 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.

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- 20.4 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.
- 20.5 Residents, whose garden gate/s permits the only access to other unit's gardens, may not lock their garden gates on the days that the gardeners service those gardens.
- 20.6 The following specific requirements relate to planting of trees:
- (1) Only indigenous trees may be planted;
 - (2) Only trees with tap roots may be planted;
 - (3) Trees may only be planted in an area where the tree, when fully grown will not cause any damage to common property walls or building foundations;
 - (4) Trees when fully grown may not spoil the view from other units;
 - (5) Trees when fully grown should not exceed a height of four (4) meters.

21 Common Property Equipment

Under no circumstances may any person tamper with any equipment on the common property.

22 Alteration and additions to the common property including the outside of a Section

- 22.1 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:
- (1) Fitting of any locking device, safety gate, burglar bars or other safety device for the protection of his section;
 - (2) Any screen or other device to prevent the entry of animals or insects; and
 - (3) Any other alteration visible from the outside of the section.
- 22.2 For purposes of point 22.1(1) security gates shall be of the design approved for the Rondebosch Scheme for the sake of conformity of appearance.
- 22.3 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.
- 22.4 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.
- 22.5 The trustees may prohibit workmen from working on the premises should they fail to cooperate.
- 22.6 It shall further be of the absolute responsibility of the persons having the work done to ensure that the workmen implement and follow protective and safety measures at all times and clean up properly after each work session and thoroughly on completion of the project.
- 22.7 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.
- 22.8 The above-mentioned Rules shall mutatis mutandis apply to any work authorised by the trustees.

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Accepted at Special General Meeting of 15 September 2022

- 22.9 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.
- 22.10 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.
- 22.11 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.

23 Alternative Power Supply

NB: The below clauses relating to alternative power supply must be read in conjunction with the Mooikloof Ridge Rules (MKR Rules) and compliance in respect of both sets of rules will be required

The following types of alternative power supply will be allowed, subject to written application being made to the body corporate and full compliance with specific requirements being met:

23.1 Gas installation for gas stove / hob

- (1) Owners must apply for authorisation for the installation of a gas stove / hob from the trustees via the managing agent.
- (2) Owners must take note and comply with rule 22 above in respect of the installation.
- (3) The installation may only be done by a duly authorised person in compliance with the prevailing plumbing and electrical regulations, and a CoC issued to this effect.
- (4) Owners must provide to the trustees and managing agent a Certificate of Compliance that complies with the latest prescribed standards.

23.2 Installation for gas geyser

- (1) Owners must apply for authorisation for the installation of a gas geyser / heat pump from the trustees via the managing agent.
- (2) Owners must take note and comply with rule 22 above in respect of the installation.
- (3) The installation must be installed in such a manner that it is not visible to neighbours.
- (4) The installation may only be done by a duly authorised person in compliance with the prevailing plumbing and electrical regulations, and a CoC issued to this effect.
- (5) Owners must provide to the trustees and managing agent a Certificate of Compliance that complies with the latest prescribed standards.

23.3 Inverter (Silent) Portable Generators

Specifications that will be applicable

- (1) Owners must apply for authorisation for the installation of a generator from the trustees via the managing agent.
- (2) Owners must take note and comply with rule 22 above in respect of the installation.
- (3) Only generators which have a noise rating of less than 70 decibels, when measured at 7 metres away from the unit may be used.

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- (4) Generators may only be operated during the following times:
 - (a) Mondays to Fridays : 05:00 to 21:00;
 - (b) Saturdays : 06:00 to 21:00; and
 - (c) Sundays : 08:00 to 21:00.
- (5) The generator may only be used if a permanent electrical power supply connection is made into the section's electrical wiring, which installation was done by a duly authorised 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 circuit breaker panel.
- (6) Any person using a generator must, upon request from the body corporate trustees or a duly appointed person of the HOA, present the CoC of the certified installation.
- (7) No more than 5 litres of fuel, which is for the exclusive use for the generator may be stored in the unit's garage at any point in time and for which prior written approval was obtained from the body corporate. No fuel may be stored in the habitable part of the section.
- (8) The generator may not be enabled for an automatic start.
- (9) The generator installation must have an emergency isolator/cut-off switch.
- (10) The installation may not backfeed electrical power into the power grid.
- (11) The owner must provide the requisite CoC to the Body Corporate's managing agent who will be obliged to place same on record and provide the insurer with a copy.

23.4 Photovoltaic (PV) panels Solar Water Geysers – (direct system only)

Solar water geysers rely on warm water rising, better known as convection. The direct system, is where the water to be used in the household (hot water) circulates through the solar collector panels, transferring solar energy into the storage tank of the solar water heater.

Specifications that will be applicable

- (1) Only direct water geyser systems are permitted.
- (2) A maximum of 2 PV panels (2m²) per permitted per unit. These panels are included in the total PV Solar Panels that can be installed per unit. The owner must comply with section 23.5 of these rules for the installation of Solar Panels.
- (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 authorised person in compliance with the prevailing plumbing and electrical regulations, and a Certificate of Compliance (CoC) issued to this effect.
- (4) In addition to any other installation requirements and regulations, the installation must comply with the following:
 - (a) Appropriate lightning / surge protection;
 - (b) All wiring must be SANS 10142 compliant;
 - (c) Certificate of Compliance as per SANS 10254 (plumbing);
 - (d) Thermal cut-off switch (AC and DC elements); and

- (e) The owner must provide the requisite CoC to the Body Corporate who will be obliged to place same on record with the managing agent and provide insurers with a copy.

23.5 Photovoltaic (PV) panels for power generation

Solar panels work by absorbing sunlight with photovoltaic cells, generating direct current (DC) energy and then converting it to usable alternating current (AC) energy with the help of inverter technology. AC energy then flows through the home's electrical panel and is distributed accordingly. The components of a home solar power system include panels, inverter, racking, monitoring system and batteries.

Specifications that will be applicable

- (1) Owners must take note of the following technical and statutory regulations and must fully comply with them:
 - NRS-097-2-1 : Code for Grid Connection or Embedded Generators;
 - NRS-052-2-2 : Photovoltaic Systems for use in individual homes, schools or clinics;
 - SANS-10142-1 : The Wiring of Premises – Low Voltage Installations.
- (2) Owners or residents must ensure that cabling from the solar panels to the electric panel is hidden as far as possible within the roof. Where cabling is on the exterior of the building it must be housed in conduit with the colour matching the unit's wall/roof colour respectively.
- (3) The panel structure must be anchored to the roof trusses. The owner must obtain a specialist report that the structure will support the installation.
- (4) The Solar Panel installation may not exceed 8 PV panels (16m²) per unit.
- (5) Solar Panels may only be placed on the roof of the residential unit. No Solar Panels may be placed on the roof of the garage.
- (6) Due to the thinness and weight of solar panels owners must ensure that they are properly secured to the roof to prevent them from being blown away or damaged due to wind. The panels must not be installed more than 15cm above the roof surface.
- (7) Installed Solar Panels must be black or dark grey in colour. The frame for the installation must be silver in colour.
- (8) The owner must provide an engineer's report on the structure of the roof.
- (9) A Solar Electrical Certificate must be issued after the installation together with the Certificate of Compliance. This will be kept on record and provided to the body corporate insurers. This Certificate must be re-issued every 2 years.
- (10) On installation of Solar Panels, the owner takes full responsibility for the roof upon which the Solar Panels are installed. In that regard, the owner of the unit must enter into a maintenance agreement with the body corporate for the maintenance of the roof on which the Solar Panels are installed. Should the owner sell the unit, the maintenance agreement must be transferred to the new owner with the same terms and conditions.
- (11) The owner must provide a written statement to the managing agent that he/she accepts the provisions for alterations and amendments to the unit as specified in these rules and that all rules of the HOA and body corporate have been adhered to.

24 Laundry

Conduct Rules of the Body Corporate of Rondebosch
Accepted at Special General Meeting of 15 September 2022

- 24.1 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.
- 24.2 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.
- 24.3 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.
- 24.4 No washing lines may be attached to gates, railings of balconies, patios, trees, windows or burglar proofing or any other common property infrastructure.
- 24.5 No washing, clothing, carpets or any other item may be hung over the railings of balconies I 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.

25 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.

26 Eradication of Pests

- 26.1 An owner shall keep his section free from mice, rats, white ants, termites, borer and other wood destroying insects.
- 26.2 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.
- 26.3 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.

27 Penalties

- 27.1 If the conduct of an occupier of a section or his/her visitors constitutes a nuisance or danger in the opinion of the Trustees, or if an owner, occupier or visitor contravenes, breaches, disobeys, disregards the Rules the Trustees may give the occupier written notice, which may in the discretion of the Trustees be delivered by hand or by registered post, specifying the conduct which constitutes a nuisance or danger and the Rule allegedly contravened, and notifying the offender that if he/she persists in such conduct or contravention, a penalty or penalties will be imposed on the Member.
- 27.2 Continuous breach of the Rondebosch 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 such event, according to Prescribe Management Rule 25(4), the member is liable and must pay to the body corporate all reasonable legal costs and disbursements, 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 member to the body corporate, or in enforcing compliance with these rules, the conduct rules or the Act.
- 27.3 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 Water

Conduct Rules of the Body Corporate of Rondebosch
Accepted at Special General Meeting of 15 September 2022

- 28.1 Water is a precious resource and must be used sparingly at all times.
- 28.2 Compliance to any local water restrictions must be ensured, if any.
- 28.3 Non-residents are not allowed to wash their cars on the common property or to use water obtained from the Scheme for such purposes.
- 28.4 Water leaks must immediately be reported to either the trustees or the managing agent.
- 29 **Recreational activities and swimming pool**
- 29.1 The clubhouse may be rented and bookings must be made at the Estate Office.
- 29.2 The swimming pool and Estate recreational areas are under the management control of the HOA.
- 29.3 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.**
- 29.4 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.

END

BY ORDER OF THE TRUSTEES

Annexure A

Rondebosch Body Corporate
Registration of pets kept in the Scheme

UNIT NO:
NAME & SURNAME :

POSTAL ADDRESS:
POSTAL CODE:
EMAIL ADDRESS:
TELEPHONE NUMBER:

I hereby register the following pet/s to be kept at the unit specified above.

Type of Pet (1) (eg: dog/bird etc):
Breed of Pet (eg: Maltese Poodle):
Age of Pet: Male or Female:
Copy of Sterilization Certificate Attached: Yes/No
Copy of rabies immunization attached: Yes/No
Approval from owner attached: Yes/No
Does the pet have a nametag: Yes/No

Type of Pet (2) (eg: dog/bird etc):
Breed of Pet (eg: Maltese Poodle):
Age of Pet: Male or Female:
Copy of Sterilization Certificate Attached: Yes/No
Copy of rabies immunization attached: Yes/No
Approval from owner attached: Yes/No
Does the pet have a nametag: Yes/No

SIGNATURE:

DATE:
REGISTRATION RECEIVED:
DATE:

SIGNATURE:

(BODY CORPORATE/MANAGING AGENT)

Annexure B

Rondebosch Body Corporate

Application to keep a pet(s)

UNIT NO: _____

NAME & SURNAME: _____

POSTAL ADDRESS: _____ POSTAL CODE: _____

EMAIL ADDRESS: _____

TELEPHONE NUMBER: _____

I hereby apply to keep the following pet(s). A maximum of two pets per unit is allowed.

(1) Type of Pet: _____

Breed of Pet: _____

Age of Pet: _____ Male or Female: _____

Is the pet sterilized? (Yes / No) _____

Approval from owner attached (where necessary): _____

Does the pet have a name tag? (Yes / No) _____

(2) Type of Pet: _____

Breed of Pet: _____

Age of Pet: _____ Male or Female: _____

Is the pet sterilized? (Yes / No) _____

Approval from owner attached (where necessary): _____

Does the pet have a name tag? (Yes / No) _____

Conduct Rules of the Body Corporate of Rondebosch
Accepted at Special General Meeting of 15 September 2022

Annexure C

Conduct Rules of the Body Corporate of Rondebosch
Accepted at Special General Meeting of 20 March 2017
Amended acc. To Ombudsman Recomm. 30 June '17

Giant Breeds

Bernese Mountain Dog 50-60kg
Bloodhound 41-59kg
Deerhound 30-47kg
Great Dane 45-61kg
Irish Wolfhound 61-74kg
Mastiff 64-95kg
Newfoundland 50-68kg
Pyrenean Mountain Dog 41-55kg
Saint Bernard 55-80kg

Large Breeds

Afghan Hound 23-32kg
Borzo 34-43kg
Boxer 25-32kg
Briard 30-39kg
Bulimastiff 41-59kg
Curly-Coated Retriever 32-39kg
Dalmatian 23-27kg
Doberman 30-41kg
English Setter 25-30kg
German Shepherd Dog 29-40kg
German Short-Haired Pointer 25-32kg
Golden Retriever 25-34kg

Medium Breeds

Airedale Terrier 18-25kg
Basset Hound 23-30kg
Bearded Collie 16-25kg
Bull Terrier 25-32kg
Bulldog 23-27kg
Chow Chow 25-32kg
Cocker Spaniel 13-14.5kg
English Springer Spaniel 22-25kg
Finnish Spitz 11.5-14.5kg
Flat-Coated Retriever 25-30kg
Irish Water Spaniel 25-32kg
Keeshond 18-27kg
Kerry Blue 15-17kg
Samoyed 20-30kg
Schnauzer 16-20kg
Shar Pei 20-25kg
Siberian Husky 15-27kg
Staffordshire Bull Terrier 11-17kg
Welsh Springer Spaniel 17-23kg

Small Breeds

Basenji 10-11kg
Beagle 9-14kg
Bedlington Terrier 8-10.5kg
Border Terrier 5.5-6.8kg
Boston Terrier 6.8-11.5kg
Cairn Terrier 6.5-7.7kg
Cavalier King Charles Spaniel 5.5-8kg
Dachshund 8-11.5kg
Dandie Dinmont 8-10kg
Fox Terrier 6.8-9kg
Jack Russell Terrier 5-8kg
King Charles Spaniel 3.6-6.4kg
Lhasa Apso 6.4-8kg
Norfolk Terrier 5.5-6.8kg
Norwich Terrier 5.5-6.8kg
Poodle (Miniature) 12-14kg
Pug 6.4-8kg
Schnauzer (Miniature) 8.5-10.5kg
Scottish Terrier 9-11kg
Sealyham Terrier 9-11kg
Shetland Sheepdog 6.8-11.5kg
Shih Tzu 4.5-7.3kg
Tibetan Spaniel 4.1-6.8kg
Tibetan Terrier 8-11.5kg
Welsh Corgi (Cardigan and Pembroke) 9-12kg
West Highland White Terrier 6.8-8kg
Whippet 10-12kg

Toy Breeds

Bichon Frise
Chihuahua
Dachshund (Miniature)
Italian Greyhound
Papillon
Pekingese 4.5
Pomeranian 1.8-2
Poodle (Toy) 3.6-4.5kg
Yorkshire Terrier 1.4-3.2kg

Cats

Abyssinian
Birman
Domestic Longhair
Domestic Shorthair
Maine Coon
Norwegian Forest
Persian
Siamese

The weight of a cat can vary within the same breed, veterinary surgeon if you or her optimum weight

Global Leader and H

These average weight ranges for a dog are based on information from Hills veterinarians. An individual dog's weight will depend on several factors including sex and age, but these ranges are a useful guide.

each breed are based on information from Hills veterinarians. An individual dog's weight will depend on several factors including sex and age, but these ranges are a useful guide.

if your vet often and has a pet weighed regularly.

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Annexure D

The following dog breeds are classified as vicious for purposes of the Conduct Rules of the Body Corporate of Rondebosch:

Akita Inu	Dogue De Bordeaux
Alaskan Malamute	Fila Brasileiro
American Bandogge	German Shepherd
American Bulldog	Great Dane
American Pitbull	Great Pyrenees
Bandog	Gull Dong
Basenji	Moscow Watchdog
Boerboel	Neapolitan Mastiff
Boxador	Newfoundland
Boxer	Perro de Presa Canario
Brittany	Pharaoh Hound
Bull Dog	Ridgeback
Bull Mastiff	Rottweiler
Bull Terrier	Russian Black Terrier
Bully Kutta	Saint Bernard
Cane Corso	Shih Tzu
Caucasian Ovcharka	Siberian Husky
Chow Chow	Tibetan Mastiff
Czechoslovakian Vlcak	Tosa Inu
Dalmatian	Wolf-dog Hybrids
Doberman Pinscher	Wolf Hybrid
Dogo Argentino	



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/001942

- 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 15th of September 2022, the scheme passed 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:

RONDEBOSCH

DS



Approved and dated at_
Centurion on the 20th day of
October 2022

Adu. Boyce Mkhize
Chief Ombud