



SECTIONAL TITLES SCHEMES MANAGEMENT ACT, 2011 (ACT NO 8 OF 2011)

CERTIFICATE IN TERMS OF SECTION 10(5)(c)

For office use:

Scheme Registration Number: CSOS/GovDoc/18/GP/000842

1. I, the undersigned, Ndivhuo Rabuli, in my capacity as the Acting Chief Ombud, acting in terms of section 10(5) (c), of the Sectional Titles Schemes Management Act, 2011 (Act No 9 of 2011), hereby certify that: -
2. At a meeting held on 04 August 2017, 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:

THE STABLES

5. The amendments will become effective on the date of signature hereof.

Signed and dated at**SANDTON**..... on the**21st**..... day of**MAY**..... 2018



1st Floor Building A, 63 Wierda Road East,
Wierda Valley, Sandton, Gauteng
T: +27 (010) 593 0533 | F: +27 (010) 590 6154
Website: www.csos.org.za
Fraud Hotline: 0800 701 701

Ms Ndivhuo Rabuli: Acting Chief Ombud

Seal / Stamp

The Stables

BODY CORPORATE

CONDUCT RULES

Rules established for The Stables Body Corporate in terms of Section 10(2) of the Sectional Titles Schemes Management Act 2011 hereinafter referred to as the Act.

These rules are effective from date of approval received from the Ombud.

Owners are to ensure that their tenants receive a copy of the Conduct Rules.

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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 Stables 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 The Stables Conduct Rules.
- 1.3. These rules are established in terms of the Sectional Titles Schemes Management act, No 8 of 2011 and the Mooikloof Ridge Rules.
- 1.4. The principal objective of The Stables 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 collective interest of all Home Owners.
- 1.5. The Stables 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 Stables 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 it is approved by CSOS.
- 1.7. Should any conflict arise between The Stables Conduct Rules and the Mooikloof Ridge Rules, then the Mooikloof Ridge Rules will take precedence.
- 1.8. In terms of Section 3 of the Sectional Title Schemes Management Act, 2011 all functions and duties of the body corporate are performed by the trustees, subject to any restriction imposed or directions given at a General Meeting of the owners of sections or units.
- 1.9. 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 4 (a) of the Sectional Title Schemes Management Act, 2011 and any person carrying out duties on instruction of the trustees.
- 1.10. It is in the sole discretion of the trustees to take any remedial action necessary against any owner for the enforcement of any right, duty or obligations owed by any owner to the Scheme for the payment of any levy, administrative fee or any other charge that may become due in the enforcement of the Act, the Rules or any other obligation owed.
- 1.11. All members of the Body Corporate agree that any legal or administrative fees incurred by the Scheme, pursuant to a valid agreement with any supplier, in the prosecution of any obligation owed,

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or the enforcement of the rules as against an errant owner, can and should be debited to the member's levy account immediately after taxation.

- 1.12. All members of the Body Corporate agree that all debt collection charges, as amended from time to time in the Act, which may be incurred by the Body Corporate when employing the services of a registered debt collector as defined in the Debt Collectors Act of 1998, can and should be debited to the errant member's levy account immediately.

2. INTERPRETATION

- 2.1. "Act" means the Sectional Titles Schemes Management Act, 2011 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. Words purporting the singular shall also include the plural and the converse shall also apply.
- 2.6. Words purporting to the masculine gender shall include the feminine and neuter genders and the neuter gender shall include the masculine and feminine genders.
- 2.7. The headings to the respective rules are provided for convenience of reference only and are not to be taken into account in the interpretation of the rules.
- 2.8. "Common property" means all areas, except those that are for the exclusive use of the residents.
- 2.9. "Residents" also means owners and tenants and their guests and visitors.
- 2.10. "Occupier" means the person, or persons to who 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 of the Sectional Title Schemes Management Act, 2011 an owner must:
 - 3.1.1. 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.
 - 3.1.2. Forthwith carry out all work that may be ordered by any competent public or local authority

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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.

- 3.1.3. 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.
- 3.1.4. 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.
- 3.1.5. 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.
- 3.1.6. Notify the body corporate forthwith of any change of ownership in his section.
- 3.1.7. 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.
- 3.1.8. Any owner who is of the opinion that any refusal of consent of another owner in terms of the proviso to subsection (1)(g) is unfairly prejudicial, unjust or inequitable to him or her, may, within six weeks after the date of such a refusal, make an application in terms of this subsection to an ombud.
- 3.2. In terms of Rule 68 of the Management Rules, refer Section 35(2)(a) of the Act, an owner shall:
 - 3.2.1. 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 Scheme.
 - 3.2.2. 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.
 - 3.2.3. 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.
 - 3.2.4. Not do anything to his section or exclusive use area which is likely to prejudice the harmonious and aesthetic appearance of the building.
 - 3.2.5. When the purpose of an exclusive use area is intended to be used is shown expressly or by

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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.

- 3.2.6. Not construct or place any structure or building improvement on his exclusive use area, without the prior written consent of the trustees, which shall not be unreasonably withheld.
- 3.2.7. Maintain the hot water installation that serves his section.
- 3.2.8. Maintain the garage and other doors of his section and mechanism thereof.
- 3.2.9. Maintain the plastered and unplastered 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. 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 offence and R750.00 (SEVEN HUNDRED AND FIFTY RAND) for a second offence.
- 3.5. The use of any alcoholic substance on the common property is strictly prohibited.
- 3.6. 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.
- 3.7. 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. DOMICILIUM CITANDI ET EXECUTANDI AND REGISTER OF OWNERS

- 4.1. In terms of the Management Rule 3, 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.
- 4.2. 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.

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- 4.3. A record of registered mortgagees will be maintained of all mortgages of whom the body corporate has been notified in writing.
- 4.4. The domicilium citandi of the body corporate is in care of the address of the managing agent.

5. OBLIGATION BY A NON-RESIDENT OWNER TO FURNISH PARTICULARS OF THE TENANTS

- 5.1. All members of the Body Corporate agree and confirm that any owner who enters into a lease agreement, or allows possession, use and or occupation for any reason whatsoever for any period of time, must submit all details of said occupant/s to the Trustees and / or Managing Agent prior to occupation being granted. Any failure to submit the aforementioned details is an offence and may attract a fine in line with these rules.
- 5.2. A non-resident owner shall:
 - 5.2.1. Furnish full particulars of the letting agent, if any, to the managing agent and any change thereto.
 - 5.2.2. 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.
 - 5.2.3. Instruct the letting agent to make provision in the rental agreement that a maximum of two persons per bedroom may occupy the section.
 - 5.2.4. Make The Stables 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.
 - 5.2.5. Remain fully responsible to the body corporate in respect of the behaviour and actions of his tenant.

6. TENANTS AND VISITORS

- 6.1. 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 Stables 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.
- 6.2. 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, understand and comply with The Stables Conduct Rules as well as the Mooikloof Ridge Rules.
- 6.3. An owner shall further ensure that any occupier of his section undertakes in writing to abide by The Stables Conduct Rules as well as the Mooikloof Ridge Rules.

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7. ENTRY BY THIRD PARTIES

- 7.1. 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.
- 7.2. 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.
- 7.3. 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.
- 7.4. 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.

8. INFLAMMABLE GOODS AND SAFETY OF PROPERTY

- 8.1. 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. NUISANCE

- 9.1. Owners/residents shall not cause or permit any person or pet to act in conflict with The Stables 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.
- 9.2. 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.
- 9.3. 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.

10. SILENCE

- 10.1. Reasonable silence must be maintained:
 - Monday to Friday from 20h00 to 07h00
 - Saturday from 21h00 to Monday 07h00

NOTE: On Sundays, silence shall be maintained throughout.

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- 10.2. 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.
- 10.3. 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.
- 10.4. No fireworks or crackers are allowed within the scheme or the Mooikloof Ridge Estate.
- 10.5. 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.

11. CHILDREN

- 11.1. 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.
- 11.2. 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.
- 11.3. Children are not permitted to play on the common property of the scheme.
- 11.4. The grass area outside the gate of the scheme has been demarcated as the play area for the scheme and children are only permitted to play in the demarcated play area and do so at their own risk.
- 11.5. Children, under the age of 12 playing in the demarcated play area **MUST** be accompanied by an adult at all times.
- 11.6. 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, **this includes riding of bicycles.**
- 11.7. Children are not allowed to play in the direct vicinity of the entrance gate to the scheme, and are not allowed to tamper with the entry/exit system of the scheme.
- 11.8. Skating or the use of skateboards and similar items on the common property is strictly prohibited.
- 11.9. No ketties (catapults), cross bows, pellet guns or paintball guns are allowed to be used in the scheme.

12. MOTOR VEHICLES, MOTORCYCLES AND PARKING

- 12.1. 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.
- 12.2. 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.

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- 12.3. 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.
- 12.4. No motor wrecks or broken down vehicles may be kept on the common property.
- 12.5. The use of motorcycles or other vehicles with noisy exhaust systems save for entering or exiting the Scheme, is prohibited.
- 12.6. No caravans, trailers, boats, etc. may be parked / stored in parking bays on common property without the written consent of the trustees and the duration may not exceed two weeks. Specific reasons must be provided in writing when consent is requested.
- 12.7. 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.
- 12.8. Vehicles not parked in specifically demarcated parking bays will be clamped whereupon a penalty release 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 may be towed away at the risk and expense of the vehicle's owner.
- 12.9. Water should be used sparingly when washing cars. Owners/residents shall adhere to municipal bylaws and water restrictions at all times. Washing of cars may not obstruct the free flow of traffic. The areas where cars are washed must be left clean and tidy. Rubbish removed from the vehicle must be placed in the refuse bins provided.
- 12.10. Fire hoses or hydrants **may not** be used for the washing of cars. A fine of R500.00 (FIVE HUNDRED RAND) for a first offence and R750.00 (SEVEN HUNDRED AND FIFTY RAND) for a second offence will be imposed if a fire hose or hydrant is used for any other purpose than for what it is intended for. Additionally, any cost to repair or service a fire hose or hydrant due to it being used to wash a car will be for the cost of the section's owner.
- 12.11. Strict adherence to the **maximum speed limit of 15 km per hour** within the scheme must be complied with.
- 12.12. Only roadworthy vehicles may be driven within the scheme and driven by a licensed driver.
- 12.13. 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.
- 12.14. Garages may only be used for their intended purposes and **may not** be used as living quarters or as storage facilities.
- 12.15. Garage doors must be kept closed at all times, unless owners/residents are parking or removing their vehicles.
- 12.16. Any music that is played in a motor vehicle must be at a sound level that does not disturb other residents.

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12.17. Tailgating and unauthorized entry into the Scheme is not allowed. Non-compliance to this rule by a visitor, owner, tenant or resident of another scheme is subject to a fine as laid down by the Mooikloof Ridge Rules.

13. BICYCLES, TOYS, ETC.

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

14. TV ANTENNAS AND SATELLITE DISHES

14.1. No standard TV antennas may be installed as this service is provided by the scheme.

14.2. 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.

14.3. 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.

15. REFUSE DISPOSAL

15.1. 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.

15.2. Broken glass must be wrapped in a double layer of newspaper/paper before being disposed of.

15.3. 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.

15.4. 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.**

15.5. Refuse bins may not be placed outside front doors, on walkways, or any part of the common property other than the area designated therefore.

15.6. The refuse bins are the property of the Body Corporate and are provided for the use of all residents.

15.7. Littering on the common property is strictly prohibited.

15.8. 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.

15.9. No insoluble items may be flushed down the toilets. Should this be done and cause a blockage, the clearing of the surrounding areas will be for the account of the unit owner.

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- 15.10. Garden refuse may not be placed in the refuse bins. In the event of such refuse having to be removed, the owner or occupier of the section can make an arrangement by means of the trustees with the contractor responsible for garden services.
- 15.11. 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.
- 15.12. Owners/residents shall ensure that contractors attending to maintenance or improvements to their section on their behalf remove any maintenance refuse and do not litter on the common property.

16. PETS

- 16.1. Pet(s) are to be registered with the Trustees and will only be allowed into the complex with the written consent of the Trustees.
- 16.2. When granting such approval, the Trustees may prescribe any reasonable conditions.
- 16.3. Dogs will only be permitted, with the Trustees' approval, in two (2) bedroom units with enclosed gardens.
- 16.4. Residents owning pets are to ensure that their pet(s) remain in their premises and do not disturb other residents.
- 16.5. A maximum of two (2) pets per unit is allowed. When selecting a pet, the needs of such pet(s), like living area required for the size of the pet, must be taken into serious consideration. Should complaints be received regarding pets' needs not being taken into consideration, the particular pet(s) will be reported to the SPCA.
- 16.6. Strict action will be taken against residents on the following:
 - 16.6.1. Should a resident's pet(s) be found wandering around the complex unattended and not on a leash;
 - 16.6.2. Should the pet(s) make too much noise;
 - 16.6.3. Should pets foul (mess) the common property and the owner not clean after the pet(s).
- 16.7. Residents will be held liable to pay for any damages caused by their pet(s).
- 16.8. The trustees may withdraw such approval in the event of any breach of any condition.
- 16.9. Any animal found wandering around the complex unattended will be considered as stray and will be removed from the complex.

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17. EMPLOYEES AND HAWKERS

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

18. DOMESTICS AND LABOURERS

- 18.1. 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.
- 18.2. Owners/residents shall ensure that their workers do not cause noise in their sections or on the common property.
- 18.3. Owners/residents shall ensure that their workers do not tamper with the access gate and owners/residents shall ensure that their workers have adequate access to the Scheme.
- 18.4. Owners/residents shall be liable for the damage caused to the common property and/or gate by their workers.

19. BUSINESS AND OTHER ACTIVITIES

- 19.1. No business, profession or trade may be conducted on the common property or from any section.
- 19.2. 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.
- 19.3. Hobbies causing a disturbance of the peace or a nuisance are prohibited.
- 19.4. Moving into/out of the Estate/Scheme (when changing residence) may only occur between the following times:
 - 19.4.1. Monday to Friday: 09h00 to 17h00
 - 19.4.2. Saturdays 09h00 to 17h00
 - 19.4.3. Sundays: 09h00 to 13h00 (only if the Sunday falls on the last day of the month)
 - 19.4.4. The Estate Office must be informed a minimum of 48 hours before moving into or out of the estate. Failure to comply will result in a fine in accordance with the Mooikloof Ridge Rules.
- 19.5. Slaughtering of animals is subject to the Mooikloof Ridge Rules.

20. EXTERNAL APPEARANCE

- 20.1. 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.

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- 20.2. 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.
- 20.3. Air-conditioning units, jacuzzis, lapas, etc., may not be installed in or at a section unless approved by the trustees in writing.
- 20.4. No obstructions shall be placed on walkways or any portion of the common property.
- 20.5. 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 trustee's permission or awnings not conforming to specifications will be removed at the cost of the section's owner.
- 20.6. Advertisements or publicity material may not be exhibited or distributed unless the consent of the trustees has been obtained in writing.
- 20.7. 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.
- 20.8. Garden lamps must be adequately screened so as not to cause inconvenience or nuisance to neighbours.
- 20.9. 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. INTERIOR OF SECTIONS

- 21.1. 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.
- 21.2. Residents with pets are to ensure that the pet waste is removed on a daily basis.

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21.3. On the days that the garden service is to mow the lawns in the exclusive use garden, owners/residents 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.

21.4. 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 and tidy in the same manner as the garden service would.

21.5. The following specific requirements relate to planting of trees:

21.5.1. Permission must be obtained from the trustees in writing, in which the type of tree and estimated height is stated.

21.5.2. Only indigenous trees may be planted.

21.5.3. Only trees with tap roots may be planted.

21.5.4. 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.

21.5.5. Trees when fully grown may not spoil the view from other units.

21.5.6. Trees when fully grown should not exceed a height of three (3) meters.

22. COMMON PROPERTY EQUIPMENT

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

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

23.1. 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:

23.1.1. Fitting of any locking device, safety gate, burglar bars or other safety device for the protection of his section.

23.1.2. Any screen or other device to prevent the entry of animals or insects.

23.1.3. Any other alteration visible from the outside of the section.

23.2. For purposes of point 23.1.1 security gates shall be of the design approved for The Stables Scheme for the sake of conformity of appearance.

23.3. 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 for owners/residents.

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- 23.4. 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.
- 23.5. The trustees may prohibit workmen from working on the premises should they fail to cooperate.
- 23.6. 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.
- 23.7. 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.
- 23.8. The above-mentioned rules shall mutatis mutandis apply to any work authorised by the trustees.
- 23.9. 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.
- 23.10. 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.
- 23.11. 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 whatever the cause of such harm or damage may be.

24. LAUNDRY

- 24.1. Wall mounted fold away washing lines or other professionally manufactured washing lines may be installed at ground floor sections only 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. For purposes of point 24.1, wall mounted fold away washing lines shall be of the design approved for The Stables Scheme for the sake of conformity of appearance.
- 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 / 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.

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25. SIGNS AND NOTICES

- 25.1. 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 reasonably 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 only such pests shall be borne by the owner of the section concerned.

27. PENALTIES

- 27.1. 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.
- 27.2. Continuous breach of The Stables Conduct Rules or the Mooikloof Ridge Rules may necessitate the trustees to seek assistance from the Community Schemes Ombud Services, for a dispute resolution with reference to Chapter 3 of the Community Schemes Ombud Service, 2011 provided by CSOS and/or take legal action against an owner or resident, in such even the section owner shall be held liable for all legal costs, on attorney and client scale as well as collection of commission and administrative costs.
- 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 for time, compounded monthly from the date the amount becomes due until the date of receipt of payment.
- 27.4. The minimum cost for correspondence with owners regarding non-compliance with these rules will be R250.00 (TWO HUNDRED AND FIFTY RAND).

28. WATER

- 28.1. Water is a precious resource and must be used sparingly at all times. Owners/residents shall adhere to municipal bylaws and water restrictions at all times.

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- 28.2. Non-residents are not allowed to wash their cars on the common property or to use water obtained from the scheme for such purposes.
- 28.3. Water leaks must immediately be reported to either the trustees or managing agent.