

De Caravel Sectional Title Scheme

CONDUCT RULES

1 March 2019

1. ANIMALS, REPTILES AND BIRDS

- 1.1. Any animal, reptile or bird will only be allowed in the De Caravel buildings with the prior permission of the Trustees.
- 1.2. When granting such approval, the Trustees may prescribe any reasonable condition.
- 1.3. The Trustees may withdraw such approval in the event of any breach of any condition prescribed in terms of sub-rule (2).

2. REFUSE DISPOSAL

- 2.1. An owner or occupier of a section shall –
 - a) maintain in a hygienic and dry condition, a receptacle for refuse within his or her section, his or her exclusive use area or on such part of the common property as may be authorised by the Trustees in writing;
 - b) ensure that before refuse is placed in such receptacle it is securely wrapped, or in the case of tins or other containers, completely drained;
 - c) for the purpose of having the refuse collected, place such receptacle within the area and at the times designated by the Trustees; and
 - d) when the refuse has been collected, promptly return such receptacle to his or her section or other area referred to in paragraph (a).
- 2.2. The owner or occupier of a section shall not pour oils or fats down sinks or drains as such action causes serious damage to the sewerage system.

3. VEHICLES

- 3.1. No owner or occupier shall park or stand, on a long term basis, any vehicle upon the common property, or permit or allow any vehicle to be parked or stood upon the common property, without the consent of the Trustees in writing.
- 3.2. The Trustees may cause to be removed or towed away, at the risk and expense of the owner of the vehicle, any vehicle parked, standing or abandoned on the common property without the Trustees' consent.

THE SEASON TO TREASURE

- 3.3. Owners and occupiers of sections shall ensure that their vehicles, and the vehicles of their visitors and guests, do not drip oil or brake fluid excessively on to the common property or in any other way deface the common property.
- 3.4. No owner or occupier shall be permitted to dismantle or effect major repairs to any vehicle on any portion of the common property, an exclusive use area or in a section.

4. DAMAGE ALTERATIONS OR ADDITIONS TO THE COMMON PROPERTY

- 4.1. An owner or occupier of a section shall not mark, paint, drive nails or screws or the like into, or otherwise damage, or alter, any part of the common property or exclusive use areas without first obtaining the written consent of the Trustees.
- 4.2. Notwithstanding sub-rule (1), an owner or person authorised by him or her, may install:
 - a) any locking device, safety gate, burglar bars or other safety device for the protection of his or her section; or
 - b) any screen or other device to prevent the entry of animals or insects,
 - c) provided that the Trustees have first approved in writing the nature and design of the device and the manner of its installation.

5. APPEARANCE FROM OUTSIDE

The owner or occupier of a section shall not place or do anything on any part of the common property including balconies, patios, stoeps, stairways, yard areas and gardens which, in the opinion of the Trustees, is aesthetically displeasing or undesirable when viewed from the outside of the section.

6. SIGNS AND NOTICES

No owner or occupier of a section shall place any sign, notice, billboard or advertisement of any kind whatsoever on any part of the common property or in his or her section, so as to be visible from outside the section, without the written consent of the Trustees first having been obtained.

7. LITTERING

An owner or occupier of a section shall not deposit, throw, or permit or allow to be deposited or thrown, on the common property any rubbish, including dirt, cigarette butts, food scraps or any other litter whatsoever.

8. LAUNDRY

An owner or occupier of a section shall not hang any washing or carpets so as to be visible from the outside.

9. STORAGE OF INFLAMMATORY MATERIAL AND OTHER DANGEROUS ACTS

An owner or occupier shall be responsible for the safe storage of any inflammable material or dangerous substance in his or her property and should any negligence in this respect cause damage to any property or goods, the owner or occupier will be held personally responsible for such losses or damages arising therefrom. The disposal of medical waste in domestic refuse is not permitted.

THE SEASON TO TREASURE

10. LETTING OF UNITS

All tenants of units and other persons granted rights of occupancy by any owner of the relevant unit are obliged to comply with these rules, notwithstanding any provision to the contrary contained in any lease or any grant of rights of occupancy.

11. ERADICATION OF PESTS

An owner shall keep his or her section free of destructive insects and pests and where necessary shall secure the services of specialist company, to enter upon his or her property for the purpose of inspecting the section and taking such action as may be reasonably necessary to eradicate any such insects or pests. The costs of the inspection, eradication of any such pests as may be found within the section, replacement of any woodwork or other material forming part of such section which may be damaged by any such pests shall be borne by the owner of the section concerned.

12. MONTE CHRISTO RETIREMENT VILLAGE AND MONTE CHRISTO RETIREMENT VILLAGE HOA CONDUCT RULES

It is recorded that in addition to these conduct rules the owner or occupier of a section in the De Caravel Sectional Title Scheme shall be obliged to comply with the conduct rules as established for the Monte Christo Retirement Village and the Monte Christo Retirement Village Home Owners Association.