

# GREENWAYS (827) BODY CORPORATE MANAGEMENT CONDUCT RULES

(Section 35(2)b of the Sectional Titles Act of 1986)

## 1 ANIMALS, REPTILES AND BIRDS

- 1) An owner or occupier of a section shall not, without the consent in writing of the trustees, which consent may not be unreasonable withheld, keep any animals, reptile or bird in a section or on the common property.
- 2) When granting such approval, the trustees may prescribe any reasonable condition.
- 3) The trustees may withdraw such approval in the event of any breach of any condition prescribed in terms of subrule (2).

## 2 REFUSE DISPOSAL

An owner or occupier of a section shall –

- 1) Maintain in an hygienic and dry condition, a receptacle for refuse within his section, his exclusive use area or on such part of the common property as may be authorised by the trustees in writing.
- 2) Ensure that before refuse is placed in such receptacle it is securely wrapped, or in the case of tins or other containers, completely drained.
- 3) When the refuse has been collected, promptly return such receptacle to his section or other area per subrule (1).

## 3 VEHICLES(ONE 2BED&TWO 3BED)

- 1) No owner or occupier shall park or stand any vehicle upon 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.
- 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. Owners and occupier of sections shall ensure that their vehicle and those of their guests do not drip oil or brake fluid on the common property or in any other way deface the common property.

- 3) 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 section.

## 4 DAMAGE, ALTERATIONS OR ADDITIONS TO THE COMMON PROPERTY

- 1) An owner occupier of a section shall not mark, paint, drive nails or screws into or otherwise damage, or alter, any part of the common property without first obtaining the written consent of the trustees.
- 2) Notwithstanding subrule (1), an owner or person authorised by him, may install –

- a) locking device, safety gate, burglar bars or other safety device for the protection of his section, or
- b) any screen or other device to prevent the entry of animals or insects.

Provided that the trustees have first approved in writing the nature and design of the device and the manner of its installation.

## 5 ALTERATIONS OR ADDITIONS IN GENERAL

- 1) An owner occupier of a section shall not alter / renovate his section without first obtaining the written consent of the trustees' who will obtain the advise of a professional **engineer if and when required** and the costs will be borne by the owner of the section concerned.
- 2) Due to the shortage of parking no garage unit will be used for anything else than the purpose it was built for.
- 3) No extension on sections will be allowed.

## 6 APPEARANCE FROM OUTSIDE

The owner or occupier of a section used for residential purposes shall not place or do anything on any part of the common property, including balconies, patios, stoeps and gardens which, in the discretion of the trustees, is aesthetically displeasing or undesirable when viewed from the outside of the section.

## 7. SIGNS AND NOTICES

No owner or occupier of a section, used for residential purposes, shall place any sign, notice, billboard or advertisement of any kind whatsoever on any part of the common property or of section, so as to be visible outside the section, without first having obtained the trustees' consent in writing.

## 8. 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.

## 9. LAUNDRY

An owner or occupier of a section shall not, without the consent in writing of the trustees erect his own washing lines, nor hang any washing or laundry or any items on any part of the building or the common property so as to be visible from outside the building or from any other sections.

## 10. STORAGE OF INFLAMMATORY MATERIAL AND OTHER DANGEROUS ACTS.

An owner or occupier shall not store any material, or do or permit to be done, any other dangerous act in the building or on the common property which will or may increase the rate of the premium payable by the body corporate on any insurance policy.

## 11. 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 conduct rules, notwithstanding any provisions to the contrary contained in any lease or any grant rights of occupancy.

## 12. ERADICATION OF PESTS

An owner shall keep his section free of white ants, borer and other wood destroying insects and to this end shall permit the trustees or the managing agents to enter his section from time to time for the purpose of inspecting the section and taking such action as may be reasonably necessary to eradicate such pests. The costs of the inspection, eradicating 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 pests shall be borne by the owner of the section concerned.

BY ORDER THE  
TRUSTEES