

85

IMPORTANT DOCUMENT

Receipt acknowledgement herewith

RIVERSIDE LODGE Body Corporate

Conduct Rules

(Section 35(2)(b) of the Sectional Title Act, 1986)

1. CO-OPERATION

1.1 GOOD NEIGHBOURLINESS

Whether you are an owner or a tenant, you remain a member of our community and have a responsibility towards your neighbours the buildings and the equipment of the complex . Therefore you are asked to CO-OPERATE AT ALL TIMES AND TO PROMOTE GOOD NEIGHBOURLINESS.

2. ANIMALS, REPTILES AND BIRDS

- 2.1 An owner or occupier of a section shall not, without the consent of the Trustees, which approval may not unreasonably be withheld, keep any animal, reptile or bird in a section or on the common property .
- 2.2 Pets Register - All pets to be registered with the Body Corporate whose approval must be obtained prior to pets entering the property .
- 2.3 When granting such approval, the Trustees may prescribe any reasonable condition .
- 2.4 The Trustees may withdraw such approval in the event of any breach of any condition prescribed in terms of sub-rule 2 .1 .
- 2.5 Owners or occupiers are personally responsible for the cleaning up of any mess made by their animals in any area of the complex, including the garden.
- 2.6 If any pets cause any nuisance to the tenants, the owner or occupier will receive three written warnings, after which the owner or occupier will be requested to make alternative arrangements for his animal within one month of the final written warning.
- 2.7 Unaccompanied pets are not allowed in the common areas. Pets are to be on a lead at all times.
- 2.8 Only one (1) lap dog per unit. No further cats to be allowed.

3. APPEARANCE FROM OUTSIDE

- 3.1 The owner or occupier of a unit 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 unit.
- 3.2 No protruding air-conditions, radio/television aerials or antennas may be installed without prior written permission of the Board of Trustees .
- 3.3 No awnings to be installed either of a temporary or permanent nature without prior approval of your Board of Trustees.

4. BUSINESS PRACTICES

- 7.3 3 Residents may not plant anything on the common property. All gardening will be done on the instructions of the Trustees. Offers of plants, seeds and assistance with caring for our gardens will be much appreciated.

8 **CONTRAVENTION OF LAWS AND RULES**

- 8.1 If, as a result of a breach by an owner of the these Rules or any other obligation to the owner, the Body Corporate or the Trustees, instructs an Attorney, the defaulting owner shall be liable for all costs and charges of whatsoever nature on an Attorney and Client scale incurred by the Body Corporate or the Trustees as a result thereof.
- 8.2 Residents shall not contravene or permit the contravention of any law, by-law, ordinance, proclamation, statutory regulation or the conditions of any licence relating to or affecting the occupation of the complex or the carrying on of business in the complex or the conditions of title applicable to his/her unit or any other unit.

9 **DAMAGE, ALTERATIONS OR ADDITIONS TO THE COMMON PROPERTY**

- 9.1 An owner or occupier shall not mark, paint, drive nails or screws or the like into, or otherwise damage, or alter, any part of the common property without first obtaining the written consent of the Trustees.
- 9.2 Notwithstanding sub-rule(1), an owner or occupier or person authorised by him may install:
- a) A locking device, safety gate, burglar bars or other safety device for the protection of his unit which must comply with the approved standards; or
  - b) Any screen or other device to prevent the entry of animals or insects;
- providing that the Trustees have first approved in writing the nature and design of the device and the manner of its installation. These must fit into the approved colour and design of our property and may not detract from the overall character.
- 9.3 Dragging of furniture in the walkways, stairs and along other surfaces of the common property causes extensive damage. Items must be either carried or moved on a suitable conveyance.
- 9.4 Parking Bay areas must be kept neat and clean. The Trustees must immediately be notified of sightings of vermin and/or insects/pests, as well as weeds through the paving.
- 9.5 No Parking Bays may be enclosed with any material whatsoever. No hooks may be fixed into the sheets or pillars of the parking bays. No articles may be stored in the parking bay area.

10 **DOMESTIC EMPLOYEES**

- 10.1 All helpers to be registered with names and ID numbers with the Trustees.
- 10.2 All helpers to comply with the Conduct Rules and Waterford Estate Rules.



Under no circumstances may residents tamper with or have work done on the electrical apparatus which serves the common property. Any electrical faults detected on the common property must be reported to the Trustees .

14.2 ELECTRICAL AND GAS APPARATUS IN UNITS e.g. FANS, HEATERS, STOVES, KETTLES, LIGHTS. etc.

These items and other household appliances must be checked regularly and maintained by the owner/resident and when necessary, be repaired by a registered technician. Appliances should be used under supervision and not left on unnecessarily. After switching off at the sockets, plugs should be pulled out where possible when not in use. All plumbing and electrical work shall only be effected by qualified and where applicable, licensed or registered workmen.

i4.3 OPEN FIRES/BRAAIS

These are prohibited in units that do not have exclusive use gardens as well as common property, except where facilities have been provided. Matches and lighters should be handled with care and kept out of reach of children. It is strictly prohibited to throw cigarette stubs out of windows or over balconies, this could start a fire. All inflammable liquids must be kept in a safe place. Refer to rule 26.

14.4 FIRE EXTINGUISHERS

Owners/residents are NOT covered for contents in their units by the insurance policy taken out on the building, and are therefore advised to take out suitable insurance cover. Fire hoses may only be used in cases of emergency./

15 INTERIOR OF UNITS

15.1 No structural alterations may be made to the interior of units without the prior consent of the Trustees .

15.2 An owner/resident may not effect any alterations or additions to the electrical installation or conduits, the water connections or the plumbing installations, nor any structural alterations whatsoever to his unit, save with the prior written consent of the Trustees under signature of the Chairman and then only on the terms and conditions contained in such consent.

16 LAUNDRY

An owner or occupier of a unit shall not, without the consent in writing of the Trustees, erect washing lines, nor hang any washing or laundry or any other items on any part of the building or the common property so as to be visible from outside the building or from any other unit. The use of the Laundromat shall be in terms of the Trustees instructions and the premises must be kept in a clean and hygienic condition. Mechanical problems must be reported immediately. A washing line is provided for at the laundry room. All washing hung will be left here at the owner's risk. The laundry facility will be for the use of Riverside Lodge residents only.

17 LITTERING

An owner or occupier of a unit 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.

18 LOSS, DAMAGE OR INJURY

The Body Corporate, their staff or agents are not responsible for any loss, damage or injury that may be suffered or incurred within the individual units or the common areas by any unit owner or occupier

- 20.1 It is not permitted to ride bicycles, roller skates or skate-boards, or play games of whatsoever nature on the paths, or on the driveways.
- 20.2 Nor may they be left on any part of the common property. Paths must at all times be kept clear. These areas shall not be used by the residents or their guests for playing ball or any other games, or for picnics or "braaivleis" etc.

21. **POOL/BRAAI AREA**

- 21.1 This area is restricted to residents and their visitors only.
- 21.2 Children under the age of 21 must be accompanied by an adult at all times.
- 21.3 No radios, music or noise of any nature are permitted at any time of the day or night unless written permission is granted by the Trustee.
- 21.4 No animals are allowed in the pool area.
- 21.5 The Trustees will not be held responsible for any damage, loss or injury of any nature whatsoever and all users of the pool and pool area do so entirely at their own risk.
- 21.6 Owners/residents/visitors may not tamper with/remove or in any manner interfere with the pool equipment/chemicals at any time. This remains the responsibility of the Trustees. (This includes Kreepy Krauly, filter, vacuum pump, pipes, lights and chemicals.)
- 21.7 The Trustees withhold the right of access of the pool/braai area should any of the above mentioned rules be circumvented.

**TIDS IS FOR THE BENEFIT OF EVERY OWNER/RESIDENT.**

22. **RADIO AND NOISE LEVELS**

- 22.1 Radios, hi-fi's, tape recorders, television sets and musical instruments shall not be used in such a way as to cause unreasonable disturbance or annoyance to any owner or occupier, and shall be kept to a minimum level.
- 22.2 The noise level of parties must not cause any disturbance to the owners/occupiers and if any complaint is received, the level of noise must be reduced to an acceptable level.
- 22.3 Owners or occupiers and their visitors are requested to keep noise levels down to a minimum when using the stairs, parking, pathways and pool areas.
- 22.4 Hooting is not permitted on the common property.
- 22.5 Parties and excess noise to end strictly at 22h00 in the week and 24h00 on week-ends.

23. **REFUSE DISPOSAL**

- 23.1 An owner or occupier of a unit shall:



portion of the common property, or exclusive area or in a unit. Garage should be closed after use.

- 275 Car washing - hoses not permitted. Buckets may be used in the parking bay.
- 276 Parking is subject to the express condition that vehicles are parked at the parker 's risk and responsibility .
- 277 No vehicles should be parked on the driveways outside or inside the complex, or on the pavement, so as to block entrances or passages to either motor vehicle or pedestrians.
- 278 8 Vehicles may not be parked over areas demarcated by yellow lines or in front of the fire hydrants . These vehicles will be towed away at the owners cost.
- 279 9 A speed limit of 10km per hour will be strictly applied to within the perimeter of RIVERSIDE LODGE Body Corporate. Vehicles must leave or enter as quietly as possible .
- 27.10 Visitors must find parking outside the complex if there are no vacant visitors parking bays available.
- 27.11 All owners/occupiers of units must at all times have remote controls for the electric gate. If an owner/occupier has more than 1 car per unit, additional remote controls must be purchased . All owner/occupiers are responsible for maintenance and upkeep of their remote controls so that they are at all times in a proper working order.

28. **INDEMNITY**

The Body Corporate and/or the Agents shall not be liable to any unit owner or tenant for any injury or damage of any description which the unit owner or tenant and/or member of the unit owner or tenant's family, or any employee or servant or relative, friend, acquaintance, visitor, invitee or guest of the unit owner or tenant may sustain physically to his or their property, directly or indirectly, in or about the common property or individual units or in or about the parking bays or storerooms or in or about any part of the complex and/or grounds in which the common property or individual units are situated, by reason of any defects in the common property or individual units, or any appliances whatsoever in the complex or grounds in which the common property or individual units are situated of for any act done or any neglect on the part of the Body Corporate of any of the Body Corporate's employees, servants or agents. The Body Corporate or the Agent's representatives and servants accept no responsibility or liability of whatsoever nature in respect of the receipt or the non-receipt and delivery or non-delivery goods, postal matters or other correspondence.

29. **SERVICE**

Staff members employed by the Body Corporate are not available for the owner's personal work during normal working hours. Instructions to the staff are only to be given by the Trustees . The Body Corporate are not responsible for any damage incurred by the staff of whatsoever nature that may be caused to members' units, or personal effects.

31. **WATERFORD ESTATE RULES**

The Body Corporate and owners of units (flats) will be subject to the Waterford Estate Rules and

**ANNEXURE (A)****FINING STRUCTURE FOR RIVERSIDE LODGE**

The Below outline of the fining structure will be applied to those units that do not abide by the complex rules and the repeat offenders.

First Offence	Second Offence	Third Offence
1. Illegal Immigrant working for your unit		
R 1 000.00	R 1 000.00	R 1 000.00
2. Damages of any description on the Estate		
R 500.00 plus damages		
3. Illegal Parking (including parking in the incorrect parking space and parking people in)		
R 500.00	R1,000.00	R 1,500.00
4. Unmaintained gardens		
R 500.00 per week	R 250.00 per week	
5. Unauthorized alterations or additions		
R 500.00 and required changes and documentations	R 1 000.00 and required changes and documentations	R 2 500.00 and R 1000.00 monthly until rectified.
6. Excessive noise on Sunday to Thursday after 22:00 and/or on Friday and Saturday and public Holiday after 24:00		
R 500.00	R 1,500.00	R 2,500.00
7. Pets not on a leash or making excessive noise		
R 500.00	R 1,500.00	R 500.00 per month
8. Washing on walls, grass or hanging on balconies.		
Warning	R 500.00	R1,500.00
9. Littering and dumping of rubbish		
R 500.00	R 500.00	R 1 000.00
10. Storing of items on balconies and patios		
Warning	R 500.00	R 1,500.00





# VWATERFORD ESTATE

## ESTATE RULES

### CONTENTS

- 1 Introduction
- 2 Use of the streets
- 3 Use of park and recreation areas
- 4 Maintenance of sidewalks and environment
- 5 Environmental stands
- 6 Pets
- 7 Security
- 8 Letting and reselling of property
- 9 Noise control
10. Levies
11. General matters

### 1. INTRODUCTION

Nedcor Property Development's main objective in the development of vWaterford Estate is to provide residents with a high quality, secure lifestyle. The intention of the Waterford Estate Home Owner's Association ("WEHA") in applying these Estate Rules is to protect the resident's lifestyle and interests. The Estate Rules, which the Directors may change from time to time have been established in terms of the WEHA Articles of Association. The Estate Rules are binding upon all residents, as is any decision taken by the Directors in interpreting these rules. The registered property owners are responsible for ensuring that their families, tenants, visitors, friends and their employees abide by the rules.

### 2. USE OF THE STREETS

- 2.1 The speed limit on all streets is 40km/hr.
- 2.2 Save for the above, the applicable Road Traffic Ordinances, by-laws and laws of the road will apply.
- 2.3 Engine powered vehicles are not allowed to drive anywhere except in the streets or specially demarcated areas.

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The building line along the river frontage shall be 15m to protect the indigenous trees and plants along the ecologically sensitive riverine valley. (See clause 4.5 of the Architectural Guidelines).

Owners shall leave the vegetation within the strip between the river and the 15m building line in its natural state to create a continuous "Environmental Envelope" along the river front.

Any contravention of the above will be subject to a penalty as determined by the WEHA.

## 6. PETS

Each resident has a responsibility to ensure that their pets are not the cause of disturbances at any time.

Dogs will not be allowed into open areas without the use of a leash, and owners will be responsible for cleaning of fouling.

Every pet must wear a collar with a tag indicating the name, telephone number and address of its owner. Stray pets without identification tags will be handed to the Municipal Pound.

The WEHA may impose penalties against residents who do not adhere to the above.

## 7. SECURITY (See Addendum "A")

Security protocol must be adhered to at all times. Residents are requested to always treat the security personnel in a cooperative and patient manner, and abide by the Estate Access Control rules as detailed in Addendum "A" attached hereto.

Residents are to note that the perimeter walling and electric fencing serve as a deterrent and are not guaranteed to prevent a determined attempt at intrusion into the Estate.

## 8. LETTING AND RESELLING OF PROPERTY

### 8.1 ESTATE AGENTS

Estate agents should operate on a "By Appointment" basis and personally accompany prospective buyers. Estate agents may not erect more than 2 advertising boards per house, per agent.

Sign boards must be removed by 17h00 the same day, failing which Estate Security will remove the boards.

8.6.2.2 The owner of the erf or of any interest therein shall not be entitled to transfer the erf or any interest therein without WEHA confirmation and compliance with the provisions of the WEHA Articles of Association.

8.6.2.3 The Purchaser, or his successor in title shall within 3 years from date of registration of transfer of the erf into the original/ first Purchaser's name, construct or cause to be constructed a single dwelling house on the erf. The Developer may at his discretion grant the Purchaser an extension of time on this period which shall be subject to penalties determined by the Developer. Should the Purchaser or his successor in title fail to erect the dwelling house within the aforesaid period, or the extended period as contemplated above, the Developer shall have a right of pre-emption to require the Purchaser or his successor in title to transfer the property back to the Developer against repayment of the purchase price as reflected in the original sale agreement with the Developer. The Developer is defined as Ilro Houses (Pty) Ltd, Registration number 77/ 00349/ 07, a subsidiary of Nedcor Property Development (Pty) Ltd.

## 9. NOISE CONTROL

9.1 Public time hours 06h00 - 18h00 Normal Weekdays  
07h00 - 13h00 Saturdays.

9.2 No business, activity or hobby which would cause aggravation or nuisance may be conducted. Power saws, lawn mowers and the like may only be used during public hours, and on Saturday between 14h30 and 16h30.

9.3 No auctions and / or jumble sales are allowed.

## 10. LEVIES

The Purchaser shall be obliged to pay a monthly levy as determined by the WEHA towards the maintenance, security, and any other expenses as determined by the WEHA for the upkeep of the Estate.

10.1 All levies are due and payable in advance on the first day of each and every month.

10.2 Interest will be raised on all accounts in arrears.



WATERFORD ESTATE

ACCESS CONTROL

CONTENTS

1. General.
2. Method of control - Residents' vehicles.
3. Method of control - Visitors' vehicles.
4. Method of control - Pedestrians.
5. Communication between residents and guardhouse.
6. Classification as a "Resident" or "Visitor".
7. Payment for cards.
8. Interim arrangements.

1. GENERAL

- 11 All persons entering or leaving the Estate by vehicle or on foot will be subjected to security access control procedures.
- 12 Access will be controlled by electro-mechanically operated barriers for vehicles and electronic gates for pedestrians.

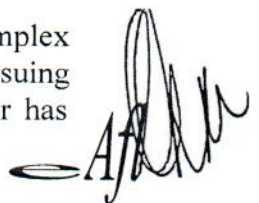
2. METHOD OF CONTROL - RESIDENTS' VEHICLES

- 21 Residents will be issued with encoded cards (*one for every vehicle*) which upon presentation to the card reader located at the Estate's entrance, will open the barrier.
- 22 To exit, the residents will again use the card, which upon presentation to the Resident's card reader at the combined resident/ visitor exit, will open the barrier.
- 23 A computerised data base will record and track full details of entries/ exits, i.e. resident's name, unit number, date and time.

3. METHOD OF CONTROL - VISITORS' VEHICLES

- 31 Visitors arriving by vehicle will only be permitted to enter the complex once they have a visitors' card. The card will be issued by a card-issuing machine located at the Estate's visitors' entrance. Once the visitor has

received the card from the machine the visitors' lane barrier will





rentals costs will be borne by the resident. (Note this telephone may be the one used for the resident's own purposes - a dedicated telephone for access control is not necessary).

- 5.3 All calls to the guardhouse, initiated by residents, will be for their account.
- 5.4 All calls initiated by the guards will be for the account of the Home Owner's Association. The telephone system will be time managed and will not permit the guard to make calls other than to residents' units and emergency numbers:-

## 6 CLASSIFICATION AS A "RESIDENT" OR "VISITOR"

Residents may request the Home Owners Association to classify certain regular "visitors" (family, friends, domestic workers) as "residents", they will be issued with a "residents" card, enabling entry/exit without resident authorisation.

## 7 PAYMENT FOR CARDS

Residents will be required to pay for the initial issue and replacement of lost and damaged cards at a price determined by the VEHA.

## 8 INTERIM ARRANGEMENTS

- 8.1 The sophisticated access control system will be commissioned when the construction activities render it practically possible, and in any event not before the first residents have taken occupation.
- 8.2 Until the permanent system is commissioned suitable interim manual security arrangements will be made. Residents will be issued with identification tags permitting access to the site and visitors will be required to complete the security register.
- 8.3 Exit will likewise require signature and security register completion.
- 8.4 Estate agents will be required to control access of prospective buyers by escorting them into, around, and out of the premises.
- 8.5 Construction vehicles and workers will be required to enter/exit via a separate "construction access gate", where control will be exercised to permit only legitimate entries. As soon as the development pattern permits, a temporary fence will be erected to separate development areas from the areas under construction, allowing phasing-in of the sophisticated access control system.

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Handwritten signatures and initials, including a large 'K' and several cursive signatures.

# DEEDS OFFICE

PRETORIA

# AKTEKANTOOR

CENTRAL GOVERNMENT OFFICES  
C/O VERMEULEN AND BOSMAN STREET  
"P. BAGISAR X 183  
E-MAIL: WAHANEKOM@SGHQ.PWV.GOV.ZA

SENTRALE GOEWERMENTSKANTORE  
HIV VERMEULEN EN BOSMANSTRAAT  
- (012) 338-7000  
<li FAXIFAKS: (012) 338-7103

OUR REFERENCE/ONS VERWYSING

Die Landmeter-Generaal  
Privaatsak X291  
PRETORIA  
0001

ENQUIRIES/NAVRAE

Deeltitels/Sectional Titles  
TEL: (012) 338-7025

Meneer \ Sir

ENNISGEWING KRAGTENS ARTIKEL 12(2) VAN DIE WET OP DEELTITELS, 1986 REGISTRASIE VAN DEELPLAN

NOTICE IN TERMS OF SECTION 12(2) OF THE SECTIONAL TITLES ACT, 1986 REGISTRATION OF SECTIONAL PLAN

Hiermee stel ek u in kennis dat 'n deelplan ten opsigte van die gebou bekend is.  
Hereby notify you that a sectional plan in respect of the building known as

(Naam van gebou)(Name of building)

(L.G.No. O.....)

Gelee op

Situate on

(Beskrywing van eiendom)Description of property)

Sroot

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vandag deur my geregistreer is ender No.  
has this day been registered by me under No.

(Nommer van deelplan)(Number of sectional plan)

Die uwe \ Yours faithfully

REGISTRATEUR VAN AKTES  
REGISTRAR OF DEEDS

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## ANNEXURE (A)

### FINING STRUCTURE FOR RIVERSIDE LODGE

The Below outline of the fining structure will be applied to those units that do not abide by the complex rules and the repeat offenders.

	First Offence	Second Offence	Third Offence
1. Illegal Immigrant working for your unit			
	R 1 000.00	R 1 000.00	R 1 000.00
2. Damages of any description on the Estate			
	R 500.00 plus damages		
3. Illegal Parking (including parking in the incorrect parking space and parking people in)			
	R 500.00	R1,000.00	R 1,500.00
4. Continued transgression of any Rules not covered in this Annexure			
	Warning	R500.00	R1,000.00
5. Unauthorised alterations or additions			
	R 500.00 and required changes and documentations	R 1 000.00 and required changes and documentations	R 2 500.00 and R 1000.00 monthly until rectified.
6. Excessive noise on Sunday to Thursday after 22:00 and/or on Friday and Saturday and public Holiday after 24:00			
	R 500.00	R 1,500.00	R 2,500.00
7. Pets not on a leash or making excessive noise			
	R 500.00	R 1,500.00	R 500.00 per month
8. Washing on walls, grass or hanging on balconies.			
	Warning	R 500.00	R1,500.00
9. Littering and dumping of rubbish			
	R 500.00	R 500.00	R 1 000.00
10. Storing of items on balconies and patios			
	Warning	R 500.00	R 1,500.00

Owners are advised that when a fine amount is levied to an owners account, all payments made into the levy account will be applied to the fine amount first.

