

STRAND MEWS RULES



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**STRAND MEWS HOME OWNERS ASSOCIATION
RULES OF CONDUCT**

1 INTRODUCTION:

- 1.1 These rules are binding on all members, tenants and/or person occupying any property within Strand Mews. Members are responsible for ensuring that their family, guests or invitees comply with the rules.
- 1.2 The Trustees shall be responsible for the administration of these rules in terms of the Constitution.
- 1.3 These rules are intended to promote the mutual enjoyment of the amenities of Strand Mews and to maintain property values for the benefit of all members and are to be so interpreted.
- 1.4 As required in the Constitution, future sellers must ensure either directly and/or through an estate agent involved that future buyers take note of these rules. Tenants and temporary occupiers are also obliged to these rules and it is the member's responsibility that this is understood.

2. INTERPRETATION:

In these rules:

- 2.1 The Association shall mean Strand Mews Home Owners Association.
- 2.2 The Committee shall mean the Committee of Trustees duly elected in terms of the Constitution.
- 2.3 The Common Property shall mean erven 29909, 29946 and erf 29951.
- 2.4 The Members shall mean any owner of property within Strand Mews and shall include all persons for whom he/she is responsible.
- 2.5 Property shall mean an Erf situated within Strand Mews.

3. STRUCTURES AND APPEARANCES:

- 3.1 After the adoption of the Rules no member may **without prior written approval** of the Committee do the following:
 - 3.1.1 Erect any walling on any land or any common property in Strand Mews.
 - 3.1.2 **Solar panels may be installed with prior approval of the trustees to provide optimal use of sunlight but at parallel angles with roofing but the tanks shall not be placed where visible from common or neighbouring / common or private property. Generators may be used.**
 - 3.1.3 Change the colour scheme of his building without, obtaining the acceptable colour codes from the trustees, to match the existing colour codes.
 - 3.1.4 Erect any building or structure (in particular but not limited to carports, garages, storerooms and pergola).
 - 3.1.5 Erect any wash line in front of the property.
 - 3.1.6 Demolish any building structure or fence.
 - 3.1.7 Place and/or allow any person to place any sign, notice, and billboard, advertisement on any property or common property except burglar alarm notices which form part of a deterrent system.
 - 3.1.8 In the event of complaints received from other owners, the matter will be referred to the trustees to make a final decision in this regard
 - 3.2 The Committee may require application for consent to be in writing and accompanied by any plans of specifications or colour samples as it shall consider necessary for it to make a decision.
 - 3.3 The Committee shall grant approval unless it is of the opinion that the proposal is inconsistent with the aesthetic appearance of the homes and gardens in Strand Mews or will be injurious to the privacy and outlook of any other member.
 - 3.4 Notwithstanding any approval of the Committee, no proposal may be put into effect without the permission of any authority having jurisdiction has been obtained.
 - 3.5 Each member shall keep any common property abutting on his property and duly entrusted to his care in good order including placing it under grass and garden.
 - 3.6 The Committee shall maintain in good condition all other areas of the common property. No person shall be entitled to remove any plant or pick any flowers from such areas
 - 3.7 The Committee may whenever it considers that the appearance of any land or building in Strand Mews owned by a member is unsightly or injurious to the amenities of the surrounding area, serve notice on such member to take steps as may be specified in the notice to rectify such unsightly or injurious condition within a stated period.
 - 3.8 Members shall ensure that the lawns and gardens of their property are maintained regularly. Failure to maintain a member's garden
Shall entitle the Committee to enforce the maintenance thereof at the expense of the member.
 - 3.9 Municipality regulations must always apply.
- 4. NOISE:**
- 4.1 Members and/or tenants shall ensure that no excessive noise is created. In particular not exclusively between 07h00 and 23h00 from Monday to Friday and between 08h00 to 24h00 on Saturday and all day on Sunday.
 - 4.1.1 Cars or other vehicles hooting and revving of engines, especially motor cycles.
 - 4.1.2 The playing of loud music.
 - 4.1.3 Lawn movers, hedge trimmers and power tools.
 - 4, 1, 4 other activity which creates noise or which causes disturbance for neighbours.

- 4.1.5 Any complaints received about noise in quiet times will be investigated and the responsible owner could be fined in terms of Clause 11.
- 4.1.6 Children may not play in the road between 12H00 and 16H00 on Sundays.
- 4.1.7 Children May not play in the roads between 16H30 – 18H00 Mondays to Saturdays and must play under parental supervision

MOTOR VEHICLES AND PARKING:

- 5.1 Members and their visitors shall drive carefully, observe traffic signs and not exceed 20km/h within Strand Mews.
- 5.2 Only people with a valid driver's license will be allowed driving within Strand Mews
- 5.3 Motor vehicles belonging to residents or long-term visitors shall be parked in garages or on the driveway of their properties.
- 5.4 Motor homes, caravans, boats on trailers and small trailers and motor cycles may be permitted and shall be parked on the owner's property.
- 5.5 Parking on the visitors parking residents will only be allowed on a temporary basis if no other parking is available on their own property.
- 5.6 No parking will be allowed on another members grass and/or in front of their unit/driveway or partially in the street except when loading or offloading goods or when repairs, maintenance or construction is in progress.
- 5.7 Unroadworthy vehicles are not permitted to park anywhere on the common property.
- 5.8 No motor vehicle may be repaired on the common property except in case of an emergency.
- 5.9 The roadway through the complex must be accessible at all times.
- 5.10 The Committee may remove and park any vehicle contravening above rules at the expense of the member/tenant.
- 5.11 Garages may not be used as a storage facility. Specific exclusion shall be the conducting of any commercial activity or the creation of the perceived effect of commercial activity, such as the extension thereof by parking of multiple commercial vehicles within the complex, giving rise to the perception
That a permanent commercial activity is in progress.
- 5.12 No cleaning or washing of any vehicles or boats will be allowed on the common property.

REFUSE

- 6.1 Each household shall have their own official Municipal refuse bin which shall be clearly marked, e.g. "Mews 8". It shall be noted that the bin is the property of the house, not the resident.
- 6.2 All household refuse shall be placed in the official Municipal refuse bin and moved to the refuse room for emptying by the Municipal authorities, at a time and days designated by the Municipality. On the designated day members SHALL NOT PLACE ANY REFUSE IN ANY OTHER RESIDENT'S BIN. After the bins have been emptied by the Municipality, the bins are to be collected by the members and returned to the unit, to be stored out of sight from the road.
- 6.3 Fine garden refuse acceptable to the Municipality may be sealed in bags and deposited in bins in the refuse room, marked for that purpose.
- 6.4 Please take note that all building and garden rubble is the responsibility of the member to remove and may not be dumped in the refuse room.
- 6.5 An owner or occupier of Strand Mews shall not deposit, throw or permit or allow to throw on the common property and rubbish, including dirt, cigarette butts, food Scraps garden *refuse or any litter whatsoever.*
- 6.6 The refuse room will be closed permanently and everybody would be issued with a key to the refuse room.

ANIMALS: (PETS)

- 7.1 **General rule: Dogs may be kept only with their owner's adequate supervision at Strand Mews. Only two dogs are allowed, and may not exceed 40cm in height .No other animals are allowed.Recidents who own other animals, before May 2015 may keep them but may not replace them on their deaths or removal.Owners leasing their properties is responsible for insuring that there tenants are informed of these rules.**
- 7.2 Animal owners shall ensure that pets do not cause a disturbance or annoyance to neighbours at any time.
- 7.3 All pets should be kept within one's own property at all times.
- 7.4 When on the common property, dogs shall be on a leash, properly controlled. All excrement must immediately be removed by the person controlling the animal.
- 7.5 No resident may keep more than two pets.
- 7.6 The Committee may have cause to remove any animal found contravening the above rules of which become vicious or dangerous at the expense of the member.
- 7.7 If an owners cat roams continuously outside the owners property and the trustees receive any complaints thereof, action as stipulated in terms Of Clause 11 may be taken.
- 7.8 All animals must be neutered (Sterilized)

CHILDREN

- 8.1 Members shall be responsible for the behaviour of their own or visiting children and shall ensure that they are aware of and observe such of these rules as concern them.
- 8.2 Walls and fences are not to be climbed over or on. In the event of an accident while climbing a wall or fence, the Association will not accept liability for any damage or injury resulting from such accident.

- 8.3 Any complaints received about noise in quiet times will be investigated and the responsible owner could be fined as stipulated in terms of Clause 11.
- 8.4 Children May not play in the roads between 16H30 – 18H00 Mondays to Saturdays and must play under parental supervision
- 9 SECURITY AND SAFETY:**
- 9.1 Members shall at all times maintain the security of Strand Mews in particular in observing the procedures for the use of the entrance gates.
- 9.2 All residents are compelled to when entering or leaving Strand Mews, to wait for the gate to close behind them before proceeding**
- 9.3 The storage of highly flammable materials (e.g. petrol, liquid petroleum gas, paint solvents, mentholated spirits, candle wax, polystyrene foam) must be kept to the Normal domestic level of stock and care taken to avoid spillage and ignition.
- 9.4 Hazardous chemicals should be stored in small quantities and in a safe place
- 9.5 Casual labourers, domestic workers, building/painting contractors shall at all times be supervised. The occupier shall afford such labourers, workers or contractors with the necessary ablution facilities.
- 9.6 Contractors employed by trustees/owners are compelled to provide a portable toilet for their labourers.
- 9.7 Any damage caused on common property by a guilty party will be liable and responsible for damages.
- 10 Finance:**
- 10.1 Monthly levies shall be paid in advance into the bank account by stop orders or pre-arranged alternative methods.
- 10.2 All members are responsible to provide their tenants with copies of these conduct rules.
- 10.3 It shall be noted that should any member and/or tenant fail to comply with these rules or otherwise contravene them the Committee shall give notice requiring compliance or other remedial action within a stated time. If the member should fail to comply, the Committee shall take such further remedial action as shall be deemed appropriate at the expense of the member. Such action includes any legal process. The Committee may also act to remove any structure, vehicle or other matter contravening these rules.
- 10.4 All current levies not paid on or before the 7th of each month will be handed over for the process of collection. All costs relating to the legal action is for the owner's account.
- 10.5 Strand Mews bank account should always have a balance of R30, 000.00
- 10.6 Owners paying levies in cash must pay the "Bank charges".
- 10.7 First cell number for the gate will be free; to change your number again there will be a fee applicable.
- 11 FAILURE TO COMPLY WITH CONDUCT RULES:**
- 11.1 Should the conduct of resident (owner or occupier) or his guest constitute a nuisance or should a resident (owner or occupier) or guest breach or otherwise fail to abide by any Conduct Rule or any clause of the Constitution contained herein, the owner or occupier of the section may, if so determined by a resolution passed by a meeting of trustees by not less than 75% of the trustees present:
that a warning could be issued at such meeting;
be subject to a fine for the second offence, not exceeding R250,00;
for the third offence, not exceeding R500,00;
any subsequent offence a fine of R1 000,00 will be imposed;
Be ordered to pay interest for late payment or levies due by the 2nd day of each calendar month, as per Clause 10 hereof. Interest shall be calculated on the net outstanding levy amount and not on the entire outstanding amount.
Any levies remaining in arrears for longer than three months shall in addition to the above be the cause of further imposition of fines as stipulated in Clause 11.1 hereof.
- 11.2 The resident (owner or occupier) shall be invited to attend such meeting of the trustees by notice in writing not less than seven days prior to the holding thereof and that such resident shall be given the right to speak thereat, but not be present at the voting or take any party in the proceedings other than allowed by the chairman of such meeting.
- CHANGING OF RULES:**
12. Should the trustees or members find a need to alter, add to, or omit any of the above rules, that it shall be subject to approval of the members at a Annual or Special General Meeting.

(Please also refer to the Constitution of Strand Mews Home Owners Association when reading these rules)