

CONDUCT RULES

(Section 35(2)(b) of the Sectional Titles Act, No 95 of 1986)

for the use and enjoyment of the sections and the common property
of the Body Corporate of the

WELGELEGEN

Scheme SS No. 26/1978

Applicability

- A
- (1) These Conduct Rules, the provisions of Management Rule 68, and Section 44 of the Sectional Titles Act, No 95 of 1986 (the Act), as amended from time to time, are applicable to and binding upon all the owners, lessees and occupiers of sections, as well as the Trustees, Manager (if so contracted) and the Managing Agent (if so contracted)
 - (2) It shall be the responsibility of the owner of a section to ensure compliance with these Rules by the lessee or occupier of his section, including his or their employees, contractors, visitors, and family members.
 - (3) Where any person mentioned in sub-rule (2) contravenes these Conduct Rules and a penalty is imposed and such person fails to pay it, the owner of the section concerned shall be responsible to the Body Corporate for payment for the penalty. Penalties shall be regarded as a levy and may be added to the owner's levy account and it may accrue interest as a levy debt and may be claimed as a levy. The Owner of the section concerned is also liable for payment (and must pay it) of all legal costs, including attorney and client costs, collection commission, expenses and costs incurred by the Body Corporate with the enforcement and compliance with these Rules.
 - (4) Where any such person mentioned in sub-rule (2) damages the common property the owner of the section concerned shall be responsible to the Body Corporate for payment of such damages. Damages shall be regarded as a levy and may be added to the owner's levy account and it may accrue interest as a levy debt and may be claimed as a levy.

Directives

- B.
- (1) The Trustees may from time to time impose Directives in connection with any Conduct Rule.
 - (2) The Trustees may, through their Directives clarify the practical application of a Conduct Rule, and provide information which, for practical reasons, cannot be included in the Conduct Rules.
 - (3) The Trustees are not authorised to create further Conduct Rules through their issuing of Directives and may not exceed the boundaries created by the Conduct Rules.

Animals and birds

1. An owner or occupier of a section shall not keep any animal or bird in a section, or on an exclusive use area or on the common property.

Refuse removal

2. (1) An owner or occupier of a section shall-
 - (a) place his refuse in suitable, strong plastic bags (refuse bags), and ensure that tins or other containers are completely drained, before it is placed in a refuse bag;
 - (b) dispose of his refuse (except for bottles, other breakable objects) by placing the refuse bags in the refuse disposal shaft;
 - (c) place bottles, other breakable objects in separate refuse bags, and deposit the refuse bags in the refuse bin on the area as indicated by the Trustees in their Directives;
 - (d) comply with any Directives imposed from time to time by the Trustees regarding refuse disposal.

Vehicles

3. (1) An owner or occupier of a section shall park or stand his vehicle on the parking area in the parking garage that have been allocated to his section. No owner or occupier may utilise his parking area for the storage of building rubble or other goods.
- (2) Owners and occupiers of sections and their workmen, contractors, visitors and guests may park or stand their vehicles on the parking areas behind the building (if available), subject thereto that they comply with the conditions that may be imposed by the Trustees. The Trustees may impose a fine for any vehicles parked on the common property parking areas for extended periods, which infringe on the rights of fellow common owners.
- (3) Except in accordance with sub-rules (1) and (2), no owner or occupier shall park or stand 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. Especially no vehicle may be parked on or between the yellow lines on the common property.
- (4) The Trustees may cause to be removed or towed away or its wheels to be clamped, , at the risk and expense of the owner of the vehicle, any vehicle parked, stood or abandoned on a parking area or any part of the common property in contravention of rules (1), (2) and (3). The Trustees may further impose a reasonable penalty from time to time for releasing such vehicle.
- (5) Owners and occupiers of sections shall ensure that their vehicles do not drip oil or brake fluid on to the common property, or in any other way deface the common property.
- (6) No owner or occupier of a section 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.
- (7) All persons must adhere to the speed limit of 10 kilometres per hour, when driving their vehicles on the premises.

- (8) Owners and occupiers of sections shall only wash their vehicles on the portion of the common property designated for that purpose by the Trustees.
- (9) No owner or occupier of a section shall park, or stand upon, any parking area or any part of the common property, any boat, caravan, camper van, trailer, or similar vehicles, unless pre-arranged with the Trustees in writing.

Damages, alterations, additions, improvements, structures or obstructions to the common property and alterations to sections

4. (1) An owner or occupier of a section shall not paint, mark, 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.
- (2) Notwithstanding sub-rule (1), an owner or person authorised by him, may install-
 - (a) any 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.

- (3) An owner or person authorised by him, shall not construct to the common property or on a balcony any radio or television aerial, satellite dish, solar heating system, air conditioner, chimney, awning or any other item, addition, improvement or structure without the written consent of the Trustees. To obtain the written consent of the Trustees, the owner or person authorised by him shall apply to the Trustees in writing, which application shall be accompanied by sufficient plans and specifications that explain the nature, design, shape, size, material, colours and location of installation of the proposed item, addition, improvement or structure. The Trustees may attach reasonable conditions to their consent. The Trustees may withdraw their consent in the event of non-compliance with their conditions whereupon the owner must immediately remove the item, addition, improvement, or structure at his own cost. Should an owner fail to remove such item, addition, improvement or structure and any such failure persists for a period of thirty days after written notice to remove is given by the Trustees, the Trustees may have same removed at the risk and expense of the owner concerned.
- (4) Any alterations to the plumbing or electrical installations and conduits in a section may only be affected with the written consent of the Trustees. Such alterations must be done by qualified persons and must comply with the standards required by the local authority.
- (5) For the purpose of this rule, a 'structural alteration' shall mean an alteration that is of a permanent nature and which alters the form or structure or essential framework of the building or of the section concerned. No structural alteration to a section and/or the common property may be affected by an owner, without compliance with the following provisions and with any other relevant provisions of the Act, the Management Rules and these rules:
 - (a) A written application with specifications, time frame, and a sketch plan of the proposed alteration must be submitted to the Trustees, to obtain their provisional consent.
 - (b) The Trustees may grant their provisional consent, or refuse such consent and if refused,

shall give reasons for their refusal.

- (c) If the provisional consent is given, the owner must proceed to have building plans, which may not deviate from the sketch plan prepared and approved by the local authority (if required).
 - (d) A copy of the approved building plan, or proof that a building plan is not required, must be submitted to the Trustees.
 - (e) If the structural alteration involves work to a weight-bearing wall, the owner must submit a report by an architect or structural engineer confirming that the proposed work shall not compromise the structural integrity of the building.
 - (f) If considered necessary by the Trustees, they may consult an architect, engineer, legal advisor or other professional consultant regarding the proposed alterations.
 - (g) Within 30 days of obtaining all the required information and advice, the Trustees shall consider the application, reach a reasonable decision, and advise the owner of such decision. If the Trustees refuse their consent, they must give reasons for their refusal. The Trustees may attach any reasonable conditions to their consent.
- (6) The following provisions are applicable in respect of all work done in terms of this rule:
- (a) In the event of the consent or permit being required from the local- or other authority in respect of the work, such consent or permit shall be obtained prior to the commencement of the work.
 - (b) If considered necessary by the Trustees, they may consult an architect, engineer, legal advisor or other professional consultant regarding the proposed work.
 - (c) The owner shall pay a deposit, as determined from time to time by the Trustees, and subject to the type of work intended, to the Trustees prior to the commencement of any work.
 - (d) The owner shall liaise with the Trustees concerning all aspects of the daily building operations, the security measures applicable, the parking of vehicles on the premises and the temporary storage of building material and machinery on the premises.
 - (e) The owner shall comply with Guidelines, the Directives and any conditions imposed by the Trustees.
 - (f) All doors, windows and other external fittings must conform in quality and appearance with similar items, generally installed elsewhere in the building.
 - (g) The owner shall not use the Body Corporate's electricity supply without the written consent of the Trustees and subject to him paying for such usage.
 - (h) Work may only take place on Mondays to Fridays between 08h00 and 17h00 and on Saturdays between 08h00 to 12h00, and not at all on Sundays or public holidays.
 - (i) All work shall be done with the minimum of discomfort, disturbance, nuisance, and obstruction to other occupiers and shall be completed as expeditiously as possible, within the time determined by the Trustees, if any.

- (j) The owner indemnifies the Body Corporate against any damages and/or any claims that may arise by virtue of his actions or the actions of his workmen or contractors on the premises and accepts responsibility, and shall be liable to the Body Corporate (and/or to other owners as the case may be) for any damages caused by him or his workmen or contractors to the common property (and/or to other sections).
 - (k) The owner shall be liable to compensate the Body Corporate, if any work done in terms of these rules, results in costs or expenses for the Body Corporate.
 - (l) All costs, expenses and damages payable by an owner in terms of these rules, are payable upon demand and, if unpaid, the Trustees may deduct such amount from the owner's deposit (if applicable) and/or add the amount to the owner's levy account.
 - (m) The owner shall ensure that his workmen and contractors comply with the relevant provisions of this rule.
- (7) Any alteration, item, addition, improvement or structure done by or on behalf of an owner in terms of this rule shall be maintained by the owner of the section (and his successors in title) in a state of good repair at his own cost. If an owner of a section fails to adequately repair or maintain such alteration, item, addition, improvement or structure and any such failure persists for a period of (30)thirty days after the giving of written notice to repair or maintain by the Trustees, the Body Corporate shall be entitled to remedy the owner's failure and to recover the reasonable cost of doing so from such owner.
- (8) Subject to any direction that may be given by members at a general meeting, by majority vote, the Trustees may compile, and from time to time revise Guidelines (Aesthetic and Building Guidelines), in respect of the alterations, items, additions, improvements and structures contemplated in this rule.
- (9) In the event of a contravention of this rule or non-compliance with the conditions imposed by the Trustees or with the Guidelines, the Trustees may (if applicable, withdraw their consent and) request the owner to immediately remove the alteration, item, addition, improvement or structure at his own cost. If an owner fails to remove the alteration, item, addition, improvement or structure and such and any such failure persists for a period of (30)thirty days after the giving of written notice to remove by the Trustees, the Trustees may effect such removal at the owner's risk and cost.
- (10) Owners and occupiers of sections shall not leave obstructions to the free flow of pedestrian or vehicular traffic on the common property and shall especially keep entrances, stairs and passages free from obstructions.

Appearance from the outside

5. (1) The owner or occupier of a section 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.
- (2) Owners and occupiers of sections shall ensure that their sections are provided with adequate curtaining or blinds. All curtains must have white or cream-coloured linings, and all curtains and blinds must be white or cream-coloured.
- (3) Owners and occupiers of sections shall not attach film to the windows of their sections, without

the consent of the Trustees in writing.

Signs and notices

6. (1) 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 of a section, so as to be visible from outside the section, without the written consent of the Trustees first having been obtained: Provided that the Trustees may attach any reasonable conditions to their consent.
- (2) If an owner or occupier of a section contravenes sub-rule (1) or the conditions imposed by the Trustees, the Trustees may request the owner or occupier to immediately remove the sign, notice, billboard or advertisement at his own risk and cost. If an owner fails to remove the sign, notice, billboard or advertisement and any such failure persists for a period of 14 (fourteen) days after the giving of written notice to remove by the Trustees, the Trustees may effect such removal at the owner's risk and cost.

Littering

7. Except in accordance with Conduct Rule 2, 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.

Laundry

8. (1) 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 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 sections In particular no washing, bathing costumes or towels may be hung over the railings of any room so as to be visible from outside the building or from any other section. .
- (2) Notwithstanding sub-rule (1), owners and occupiers of sections may hang their laundry on the area designated by the Trustees in their Directives, subject to any conditions imposed from time to time by the Trustees
- (3) Only owners, lessees or occupiers of sections, with their own washing, may use the laundry room, washing machines or dryers.
- (4) Owners, lessees or occupiers of sections must immediately notify the Manager of any problems with, or defects to, the washing machines and dryers.
- (5) Owners, lessees or occupiers of sections must immediately notify the Manager of any unlawful use of the laundry room, washing machines and dryers.
- (6) Owners, lessees or occupiers of sections that make use of the washing machines and dryers must comply with the following conditions and any other reasonable conditions that the Trustees may issue in their Directives-
 - a) The washing machines and dryers must be handled with care in order not to damage them.
 - b) Only the required Tokens, and no other objects, may be inserted in the slots of the washing machines and dryers
 - c) No blankets, rubber mats of any size, heavy curtains or duvets, or any other large items, are permitted in the washing machines or dryers.
 - d) No buckles, coins or any metal may be placed in the washing machines or dryers as they can

- cause great damage to the drums
- e) No children under the age of 17 (seventeen) years may use or play with the washing machines or dryers.
- f) Only 1 (one) Washing machine and 1 (one) Dryer may be used at a time per unit

Storage of inflammable material and other dangerous acts

9. An owner or occupier shall not store any inflammable material, or do or permit or allow 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

Letting and occupation

10. (1) 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 provision to the contrary contained in any lease or any grant of rights of occupancy. It shall be the duty of the owner of a section to furnish his lessee or other occupier of his section with a copy of these Conduct Rules.
- (2) The owner of a unit shall properly investigate prospective lessees in order to ensure that they are persons who are likely to comply with the Conduct Rules.
- (3) The owner of a unit intending to lease through a rental agent must submit such agent's particulars to the Manager prior to leasing the section through the agent.
- (4) The owner of a unit intending to lease through a rental agent must ensure that such agent finds suitable persons to lease the premises.
- (5) The owner of a unit must ensure that his lessees are registered at the Manager prior to him/her taking occupation.
- (6) A new lessee of a section must pay an amount, determined by the Trustees from time to time, as a deposit, to the Manager, to cover the Body Corporate against any damage caused to the common property when they are moving their furniture in or out.
- (7) No sections may be leased for periods shorter than 28 (twenty-eight) consecutive days without the prior written consent of the Trustees who may impose conditions.
- (8) The owner of a unit shall inform the Trustees or the manager in writing of the full names, surnames and contact information of his tenants or the other occupiers of his section.
- (9) No owner or occupier shall allow more than 2 (two) persons per bedroom to reside in his section on a permanent basis. An owner or occupier may with the consent of the Trustees in writing and subject to the reasonable conditions that may be imposed by the Trustees, allow an additional person or persons to reside in his section on a temporary basis.
- (10) No form of time-sharing or similar arrangement may be concluded in respect of a section.
- (11) No lessee may sublet a section.

Eradication of pests and related matters

11. (1) An owner or occupier of a section shall keep his section free of rats, mice, cockroaches, white ants, borer and other wood destroying insects and to this end shall permit the Trustees, the Managing Agent, or the Manager and their duly authorised agents or employees, to enter upon his section from time to time for the purpose of inspecting the section and taking such actions as may be reasonably necessary to eradicate any 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 such pests shall be borne by the owner of the section concerned.
- (2) An owner or occupier of a section shall take all such steps as may be necessary to ensure that the activities inside his section and on the common property comply with the municipal health regulations and that it does not cause a danger or risk to the other occupiers of sections.

Noise or disturbance

12. (1) An owner or occupier of a section shall not do or permit anything to be done in his section or on the common property, which constitutes an unnecessary or unreasonable noise or disturbance to other occupiers of sections, in the opinion of the Trustees. Owners and occupiers must especially properly supervise their children to ensure that they do not cause an unnecessary or unreasonable noise or disturbance.
- (2) Especially between 23h00 and 07h00 daily, owners and occupiers shall maintain quietness in their sections and on the common property.
- (3) All radios, hi-fi sets, televisions, and music instruments must be kept at audio levels, which are reasonable in the discretion of the Trustees.
- (4) The horns of vehicles may not be sounded at any time on the common property, except as a warning of imminent danger or in case of an emergency.
- (5) No fireworks or crackers may be lit or exploded in sections or on the common property.
- (6) No firearm may be discharged in a section or on the common property, except in self-defence or for related purposes.
- (7) No stones, or other solid objects, may be thrown on the common property.
- (8) Soft ball games may only be played on the lawn area next to the Community Hall. Owners of sections shall be liable to the Body Corporate for any damages that may occur as a result of ball games.
- (9) No skateboards, roller skates, roller blades or similar items may be used on the common property.

Business and other activities

13. (1) No business or trade may be conducted in a residential section or on the common property and a residential section shall not be utilised as the consulting room of a professional person.
- (2) Except for the judicial sales of units or the sale of units by private treaty, no auctions or similar

sales or exhibitions shall be held in a section or on the common property, unless the Trustees consent thereto in writing.

- (3) No vendors, beggars or people looking for work may venture onto the premises.

Recreational hall

14. (1) Owners and occupiers of sections and their visitors or guests shall make prior arrangements with the manager or other person designated by the Trustees, before they may utilise the recreational hall.
- (2) Owners and occupiers of sections and their visitors or guests, shall when using the recreational hall comply with the reasonable conditions which the Trustees may impose from time to time.
- (3) The recreational hall may not be let to non-residents.

Tennis court

15. Owners and occupiers of sections and their visitors or guests shall when using the tennis court comply with the reasonable conditions which the Trustees may impose from time to time.

Lifts

16. (1) Owners and occupiers of sections shall in respect of the lifts comply with following conditions and any further reasonable conditions imposed from time to time by the Trustees:
 - (a) Children under the age of 10 (ten) years must be accompanied by an adult when using the lift;
 - (b) Children may not play in a lift;
 - (c) No bicycles are allowed in a lift, and as such no bicycles may be kept in sections or left in the corridors;
 - (d) Only the service lift (lift number one) may be used to transport heavy goods, furniture, building material and other appliances: Provided that reasonable precautions should be taken to prevent damages to the interior of the lift.
 - (e) No persons with dripping bathing suits on, or with sandy feet or sandy shoes, may utilise the lifts

Employees and domestic workers

17. (1) Owners and occupiers of sections shall not give instructions to the employees of the Body Corporate or otherwise interfere with them in the performance of their work.
- (2) Owners and occupiers of sections shall not request the employees of the Body Corporate to do work for them during their working hours.
- (3) Owners and occupiers of sections shall ensure that their domestic workers obey these Conduct Rules.

- (4) Owners and occupiers may not issue domestic workers with access disks or controls
- (5) Domestic workers shall not be allowed visitors.

Security measures

- 18. (1) Owners and occupiers of sections shall, in the interest of the safety and security of all other occupiers of sections:
 - (a) ensure that upon entering or leaving the building, the security doors are properly closed;
 - (b) ensure that upon entering or leaving the premises, the gate is properly closed;
 - (c) take reasonable precaution to ensure that no unauthorised or unknown person enters the premises through any door or gate and never open a door or gate for an unauthorised or unknown person;
 - (d) report the presence of any suspicious person on the premises to the Trustees or the manager;
 - (e) ensure that their contractors working in the building obtain the prior approval of the manager, before commencing with any work;
 - (f) comply with all further security measures imposed from time to time by the Trustees in their Directives.
- (2) Owners and occupiers of sections must ensure that their visitors or guests, visiting them for longer than 2 (two) days, register with the manager upon their arrival.

Risk and damages

- 19. (1) All persons enter the premises and buildings at their own risk and make use of the facilities at their own risk.
- (2) The Body Corporate shall not be liable for any claim by an owner or occupier of a section or his workmen, contractor, domestic worker, visitor, guest or family member or any other person by reason of any injury, medical expense, loss of life, damage or loss of property or otherwise, which occurred in a section or on the common property, arising from fire, theft, a structural defect to a building or facility, whether caused by a human, animal, natural phenomena or otherwise. The Body Corporate shall not be liable for any act done by or for any neglect of the Trustees, or the employees, agents or contractors of the Body Corporate.
- (3) The Body Corporate shall not be liable for damage, loss or non-delivery of goods or mail to any owner or occupier.
- (4) Should an owner or occupier of a section or his contractor, domestic worker, visitor, guest or family member cause any damages of whatsoever nature to the common property, the owner of the section shall be liable to the Body Corporate for the damages.

Smoking

20. Smoking within the buildings is only permitted within the individual sections. Smoking is not permitted in any public areas, including but not limited to, passages, stairs, lifts, lobby, laundry room, recreational hall, storage areas and the parkade.

Complaints

21. Owners and occupiers of sections shall inform the Trustees, the Manager or the Managing Agent in writing of any complaints, requests or problems that they experience in respect of the building or in regard to other occupiers of sections.

Imposition of penalties

22.
 - (1) If the conduct of an owner or occupier of a section or his workmen, contractor, domestic worker, visitor, guest or family member constitute a nuisance in the opinion of the Trustees, or a contravention of any Management Rule or Conduct Rule, the Trustees may furnish the owner and occupier (if applicable) with a written notice, which in the discretion of the Trustees may be delivered by hand or by registered mail. In the notice, the particular conduct, which constitutes a nuisance, or the rule that has allegedly been contravened, shall be clearly indicated and the owner or occupier (if applicable) shall also be warned that if he continues with his conduct or contravention, a penalty will be imposed on him.
 - (2) If the owner or occupier nevertheless persists with the particular conduct or in the contravention of the particular rule, the Trustees may convene a Trustees' meeting to consider the matter and to impose a penalty.
 - (3) A written notice by which the owner or occupier (if applicable) is informed of the purpose of the meeting and invited to attend, must be sent to the owner and occupier (if applicable) at least 7 (seven) days before the meeting is held. At the meeting, the owner and occupier (if applicable) must be given the opportunity to question the persons whom the Trustees may have invited to give evidence of the alleged nuisance or contravention, and to present his or their case, inclusive of the giving of evidence, the calling of witnesses and the presentation of argument, but except in so far as may be permitted by the chairperson, he or they may not participate in the affairs of or voting at the meeting.
 - (4) After the owner and occupier (if applicable) has been given an opportunity to present his or their case, the Trustees may by way of a special Trustees' resolution (75% of the Trustees present at the meeting, with a minimum of 3 (three) Trustees being present), impose an *initial* penalty for the first offence and a *subsequent* penalty for every identical offence thereafter.
 - (5) Any penalty imposed in terms of sub-rule (4) above, may if it is not paid within 14 (fourteen) days after the owner and occupier (if applicable) has been notified of the imposition of the penalty, be added to the contribution which an owner is obliged to pay in terms of section 37(1) of the Act. It may therefore be claimed by the Trustees as part of the monthly levies payable by the owner.
 - (6) The members of the Body Corporate may from time to time by way of an ordinary majority resolution at a general meeting, determine the amounts of the *initial* and *subsequent* penalties.

Binding nature

23. The provisions of the Management Rules, Conduct Rules and the Act, as amended from time to time, and the duties of an owner of a section in relation to the use and occupation of a section and common property, shall be binding on the owner and the lessee or other occupier of a section, and it shall be the duty of the owner of the section to ensure compliance with the Management Rules, Conduct Rules and the Act by the occupiers of his section, including the workmen, contractors, domestic workers, visitors, guests and family members of the owner or the occupier of his section.

Interpretation

- 24 (1) In the interpretation of the Conduct Rules, unless the context otherwise indicates:
- (a) 'Act' means the Sectional Titles Act, 1986 (Act 95 of 1986), as amended from time to time and any regulations made and in force thereunder;
 - (b) words and expressions to which a meaning has been assigned in the Act, shall bear the meanings so assigned to them;
 - (c) words importing:
 - (i) the singular number only shall include the plural, and the converse shall also apply;
 - (ii) the masculine gender shall include the feminine, and neuter genders; and the neuter gender shall include the masculine and feminine genders;
 - (d) 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 these rules;
 - (e) 'occupier' shall include the 'lessee' of a section.
- (2) When any number of days is prescribed in these rules, the same shall be reckoned exclusively of the first and inclusively of the last day unless the last day falls on a Saturday, Sunday or proclaimed public holiday in the Republic of South Africa, in which event the last day shall be the next succeeding day which is not a Saturday, Sunday or public holiday.

Relaxation of rules

25. No indulgence or relaxation in the application of the Conduct Rules, shall constitute a waiver or consent, or prevent the enforcement thereof by the Trustees.

Contravention of Rules

26. (1) Should Conduct Rule 3 be contravened, the Trustees may: -
- a) Arrange for the vehicle to be clamped, at the risk and cost of the owner thereof and/or person in control of the vehicle, or
 - b) Arrange for a clamped vehicle to be released subject to the payment of a release fee, or

- c) Arrange for the vehicle to be towed away at the risk and cost of the owner thereof and/or person in control of the vehicle, or
 - d) Impose a fine in terms of Conduct Rule 22, or
 - e) Obtain an interdict, or
 - f) Impose more than one of the aforementioned options.
- (2) Should Conduct Rule 4 or 5 be contravened, the Trustees may: -
- a) Demand that the owner, lessee, or occupier immediately remove such structure or object at his or her own cost to repair the property. Should an owner fail to remove the structure and repair the common property and any such failure persists for a period of 14 (fourteen) days after written notice given by the Trustees to remove and repair, the risk and expense of the owner concerned, who shall have no claim for damages, or any other claim, against the Body Corporate or its Trustees, Manager or any of the employees or contractors of the Body Corporate, resulting from such removal, or
 - b) Impose a fine in terms of Conduct Rule 22, or
 - c) Obtain an interdict, or
 - d) Impose more than one of the options mentioned
- (3) Should any other Conduct Rules be contravened the Trustees may: -
- a) Impose a fine in terms of Conduct Rule 22, or
 - b) Obtain an interdict, or
 - c) Impose more than one of the options mentioned

Description	Fine	Subsequent Fine
Littering	R 150	Double
Noise/ disturbance	R 400	Double
Abuse of firefighting equipment	R 1 000	Double
Smoking in common property areas	R 300	Double
Abuse of Common Property	R 250	Double
Illegal Parking	R 250	Double
Animals & Birds on the premises	R 250	Double
Not waiting at the motorised vehicle gate	R 500	Double
Other rule infringements	R 300	Double
Trolleys not returned after use	R 150	Double