

The owner or occupier of a section is obliged to comply with these conduct rules, notwithstanding any provision to the contrary contained in any lease or any other grant of rights of occupancy.

Observation of a transgression of any of these rules shall be reported by an owner or a trustee to the Managing Agents for further action. All complaints or reportable issues must be communicated in writing by an owner to the Managing Agents for further action.

1. Animals, reptiles and birds

- 1.1 Prior to an owner or resident keeping a dog, cat or any other animal at an Aintree Lane Unit, written permission to do so must be requested from the Chairperson or Trustees of the Body Corporate. Such, permission will not be unreasonably withheld subject to compliance by the unit owner of the below conditions:
- 1.2 In granting permission, the Trustees will take into consideration;
 - a. The size type and/or breed of the pet.
 - b. Whether the animal has received necessary inoculation certificates. A valid rabies and inoculation certificate for each animal is to be supplied immediately, and annually henceforth.
 - c. The owner to hand in copies of these certificates when making application to keep pets on the premises.
 - d. All animals must be neutered or spayed, as the case may be, and written confirmation to this extent to be supplied to the Trustees.
- 1.3 Permission will only be given to keep a maximum of two pets at any unit.
- 1.4 If dogs are kept at a unit, there must be a suitable fenced area which will prevent the dogs escaping, and are to be confined within the fenced area of the garden.
- 1.5 Dogs are not allowed onto common property unless on a leash.
- 1.6 Should a dog's owner be taking the dog for a walk, the dog's owner must carry the means to pick up and remove any droppings made by the dog.
- 1.7 A valid rabies and inoculation certificate for each animal is to be supplied immediately, and annually henceforth
- 1.8 All municipal by-laws to be complied with.
- 1.9 Animals are to be controlled at all times to avoid any unnecessary barking, noise or nuisance originating from them.
- 1.10 An owner is responsible for ensuring that tenants are advised of the rules pertaining to dogs and other pets and that an application by a tenant to keep a pet/s is lodged by the owner and with their consent, prior to keeping pets at Aintree Lane.
- 1.11 Permission to keep pets at Aintree Lane is at the sole discretion of the Trustees and may be withdrawn at any time by giving the owners ten days written notice to remove the pet/s from Aintree Lane.
- 1.12 All dogs must wear a dog collar with the unit number clearly marked on a disc attached to the collar.

2. Wild animal

- 2.1 Feeding of monkeys within the boundaries of the Aintree Lane Estate is strictly forbidden.

3. Refuse and Waste Disposal

- 3.1 The owner or occupier of a section must not leave refuse or other materials on the common property in a way or place likely to interfere with the enjoyment of the common property by another owner or occupier.
- 3.2 The owner must maintain in a hygienic and dry condition, a receptacle/bin 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.
- 3.3 Ensure that before refuse is placed in such receptacle/bin it is securely placed in a municipal type refuse bag, and in the case of tins or other containers, completely drained.
- 3.4 The lid of the receptacle/bin shall be secured in a manner which prevents animals, monkeys, having access to the refuse within the receptacle/bin.
- 3.5 For the purpose of having the refuse collected; place such receptacle/bin on the verge or within the area designated and at the times designated by the trustees.
- 3.6 Refuse bags must not be put on the verge for collection unless in a receptacle/bin.
- 3.7 When the refuse has been collected, promptly return such receptacle to his/her section or other area referred to in sub-rule 3.2.
- 3.8 Generally the collection of refuse is undertaken on a Monday and a Friday and must be available for collection before 08.30am. These days and times may well change from time to time and notice of such changes will be advised by the trustees within a reasonable time.

4. Vehicles

- 4.1 The owner or occupier of a section must not, except in a case of emergency, without the written consent of the trustees, park a vehicle, allow a vehicle to stand or permit a visitor to park or stand a vehicle on any part of the common property other than parking bays, including garages and car ports, allocated to that section or a parking bay allocated for visitors' parking.
- 4.2 The trustees may cause to be removed or towed away, at the risk and expense of the owner of the vehicle, any vehicle parked or standing without written trustee approval in any other location than those provided in sub-rule 4.1.
- 4.3 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 on to the common property or in any other way deface the common property.
- 4.4 No owner or occupier shall be permitted to dismantle or affect major repairs to any vehicle on any portion of the common property, an exclusive use or in a section.
- 4.5 Owners, Occupiers and their guests must be aware and careful, whilst driving in the complex, as pedestrians and pets use the roadways in the complex as access ways. Hence reckless driving is deemed to be unsafe.

5. Damage, alterations or additions to the common property

- 5.1 An owner or occupier of a section shall not build on, 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.
- 5.2 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.
 - c. The owner or occupier of a section must keep such devices installed under sub-rule 5.2.a & b in good order and repair.

6. Appearance from outside

- 6.1 The owner or occupier of a section shall not place or do anything on any part of the common property or section, including balconies, patios, verandas, porches and gardens which is not in keeping with appearance of the complex and is aesthetically displeasing or undesirable when viewed from the outside of the section.

7. Signs and notices

- 7.1 No owner or occupier of a section shall place any sign, flag, 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 being obtained.

8. Littering

- 8.1 An owner or occupier of a section shall not deposit, throw, or permit or allow the depositing or throwing, on the common property any rubbish, including dirt, cigarette butts, food scraps or any other litter whatsoever.

9. Laundry

- 9.1 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 buildings or from any other sections.
- a. Units which do not have access to a courtyard, may place their laundry on their patio, provided it is not conspicuously in view, and does not exceed the height of the railing. Laundry must not be hung on railings, furniture, and fences or placed on the grass.

10. Storage of flammable materials

- 10.1 The owner or occupier of a section must not, without the trustees' written consent, store a flammable or dangerous substance in a section or on the common property unless the substance is used or intended for use for domestic purposes.
- a. This rule does not apply to the storage of fuel in the fuel tank of a vehicle, boat, generator or engine or gas in a gas cylinder kept for domestic purposes.

11. Letting of units

- 11.1 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.
- 11.2 All actions of tenants are the responsibility of the owner, and all penalties will be due and payable by the owner.
- 11.3 Owners shall notify the Estate Manager and the Managing Agent, before the event, of any change of tenants with the full names of the new tenants, their date of arrival and the expiry date of the lease.

12. Behaviour of occupiers and visitors in sections and on common property

- 12.1 The owner or occupier of a section must not create noise likely to interfere with the peaceful enjoyment of another section or another person's peaceful enjoyment of the common property.
- 12.2 The owner or occupier of a section must not obstruct the lawful use of the common property by any other person.
- 12.3 The owner or occupier of a section must take reasonable steps to ensure that the owner or occupier's visitors do not behave in a way likely to interfere with the peaceful enjoyment of another section or another person's peaceful enjoyment of the common property.
- 12.4 There may be no slaughtering of live-stock for any purpose unless compliance has been granted in terms of the By – Laws and Meat Safety Act and adequate notice has been submitted to the Body Corporate. No slaughtering is permissible on common property.

13. Eradication of pests

- 13.1 The owner of a section must keep the section free of wood- destroying insects, including white ants and borer beetles.
- 13.2 The owner or occupier of a section must allow the trustees, the managing agent, or their duly authorised representatives to enter the section on reasonable notice to inspect it and take any action reasonably necessary to eradicate any such pests and replace damaged woodwork and other materials.
- 13.3 The body corporate will recover the costs of the inspection and replacement referred to in sub-rule 13.2 from the owner of the section.

14. Fenced Gardens

- 14.1 The maintenance and upkeep of these fenced areas is the responsibility of the owner.
- 14.2 Fenced gardens must be maintained to an acceptable standard as stipulated by the trustees.
- 14.3 A garden service will be made available to owners, the services to be rendered will be determined at the Annual General Meeting.

15. Water Treatment Plant

- 15.1 It is the responsibility of the owner to ensure that no plastic items, including but not limited to, nappies, condoms, dishcloths, wigs, fats and oils or any other items or materials are flushed into the system, which may cause a blockage and/or inhibit the water treatment plant from operating efficiently.

15.2 Non-compliance with this will incur a fine and all costs incurred to unblock and or repair sewage pipes will be recoverable from the owner.

16. Penalties/Fines and Enforcement thereof

16.1 For failure to comply with the rules of the body corporate owners will be subject to financial penalties in the form of fines.

16.2 Should an owner or occupier be in contravention of these rules or in contravention of the Sectional Title Act, a written notice will be sent to the owner by the Managing Agent, giving the owner a maximum of seven days to remedy such contravention. In the event that the owner fails to comply with the notice the trustees shall be entitled to summons the owner or occupier to appear before a committee of the trustees with a quorum of at least 50% but not less than 2 of the trustees present.

16.3 The owner or occupier may present evidence and documents relating to the alleged breach for the trustees to consider. The owner or occupier shall show cause why a fine should not be imposed.

16.4 After the hearing, the committee shall reach its decision and give written notice thereof , through the Managing Agent, to the owner together with any fine imposed.

16.5 The trustees shall be entitled to impose fines of at least R200.00 but not exceeding R1000.00 per occurrence and or contravention as provided in these Rules or the Sectional Title Act. Fines will be charged each week or monthly as determined by the Trustees, until such time as there is resolution to the noncompliance or occurrence, to the satisfaction of the Trustees.

16.6 Notwithstanding the above, should there be persistent non-compliance to the Conduct Rules by an owner or occupier, after giving reasonable notice to the owner, the Trustees have the right to increase the amount of the fines as stated in sub-rule 16.5.

16.7 The amount of the fines may be amended to amounts to be determined by the trustees and agreed at each Annual General Meeting.
