

## REGISTRATION OF RULES

Registrar's number of Sectional Plan SS 365/2002.....

Registrar of Deeds Langenberg.....

### NOTIFICATION UNDER SECTION 35(5) OF THE SECTIONAL TITLES ACT, 1986

We, A. Selva..... and D. Stenkamp.....  
(only two trustees required to sign), the undersigned trustees of the body corporate of the \*\* Langenberg..... scheme known as, No SS 365/2002, situate at \*\* Pretoria....., hereby give notice that on ..... the Body Corporate made the following rules (set out in the Schedule) which have been initialled by the trustees for identification for the control and management of the buildings:

- \*(a) Management Rules († in substitution of, addition to or withdrawal of, or in amendment of the existing rules).
- \*(b) Conduct Rules († in substitution of, addition to, or withdrawal of, or amendment of the existing rules).

The rules referred to in paragraph (a) have been made by unanimous resolution of the members of the body corporate.  
The rules referred to in paragraph (b) have been made by special resolution of the body corporate.

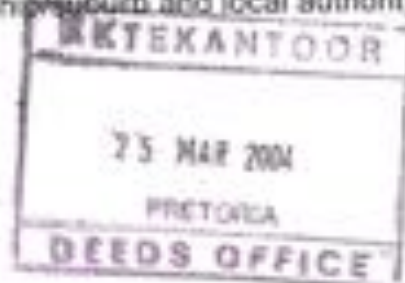
Address Unit 6 T: P.O. Box 72270, Lynnwood Ridge, 0040..... ff. A. Selva.....  
Trustee

Unit 19: Postnet Suite 164 Private Bag 1, Die Welgates 0046..... ff. D. Stenkamp.....  
Trustee

..... 9/02/2004.....  
Date

\*Particulars not applicable in a particular case must be omitted.

\*\*State name of township/suburb and local authority.



# Langeberg

*Equestria  
Pretoria*

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## HOUSE RULES

Rules established for the Body Corporate of Langeberg in terms of Section 35 of the Sectional Title No. 95 of 1986, hereinafter referred to as "the Act". These rules are effective immediately.

### **PURPOSE:**

- Owners wishing to sell their units must notify Estate Agents and or new owners of the House Rules.
- The purpose of these House Rules is to permit the residents of Langeberg to have full enjoyment of their sections and of the common property, as defined and dealt with in the Act, without interfering with the rights of other residents, and to contribute towards the efficient management of the complex.
- These rules are enforceable by law and must be observed by all owners and tenants.
- An owner who lets a unit must advise the Trustees, in writing, of the name of the tenant, and must make sure that the tenant has a copy of the House Rules. The owner must also submit a copy of the House Rules, which has been signed by the tenant to the Trustees.
- Common Ground - All areas are classed as common ground except those that are for the exclusive use area of the resident, i.e. the lawn outside dwellings and garages.

## **LEVY AND ELECTRICITY PAYMENTS:**

1. Levy must be paid on or before 12:00 on the 7<sup>th</sup> of each month, latest. Failure to do so will result in legal action. A fee and any legal costs incurred will be borne by the owner of the unit concerned.

## **VEHICLES / TRAILERS / BOATS/ PLANTS, ETC.:**

2. No derelict vehicles may be parked anywhere on the property and such vehicles will be towed away at the vehicle owner's expense. All residents must ensure that neither his vehicle, nor the vehicles of his visitors, leaks oil or brake fluid, or in any other manner defaces the common property.
3. Vehicles must not be parked on the common property except in the area provided for this purpose.
4. The repair, overhaul or reconditioning (i.e. changing oil or brake pads, engine work, spray painting etc.) of motor vehicles is not permitted on the property.
5. Vehicles parked under the No Parking signs will be towed away at the owner's expense. When receiving visitors, please ensure that they do not use residents' parking bays, or in any way block entry to parking bays. Non-compliance will result in the vehicles being towed away at the risk and expense of the owner of the vehicle. Only bays marked "Visitors Parking" or unmarked parking may be utilised.
6. No vehicles are to be washed on the lawn.
7. No reckless driving is allowed within the complex. A speed limit of 20 km/hr is enforced.
8. No caravans / boats / trailers allowed on the property without written permission from the Trustees and the vehicles may not be parked on the grass.
8. A Trees and other large shrubs may only be planted after receiving permission from the trustees.

## **STORAGE OF INFLAMMATORY MATERIAL AND OTHER DANGEROUS ACTS**

An owner or occupier of a section shall not store any material, or do not 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.

## **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 a section, so as to be visible from outside the section, without the written consent of the trustees first having being obtained.

## **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 and gardens which, in the discretion of the trustees, is aesthetically displeasing or undesirable when viewed from the outside of the section.

## **MAINTENANCE, ALTERATIONS AND ADDITIONS:**

9. Fire extinguishers and fire hoses are not to be used for any purpose other than that of fighting fires. Any person found using the fire hoses for any other purpose than fire fighting will be liable for prosecution by the fire department but will also be made to pay for the hose to be resealed by the fire department as well as incur a fine of R500.00 which will be included with the monthly levy.
10. Owners are responsible for the proper maintenance (including geyser, light fittings, electrical outlets, TV aerial outlets, plumbing, individual doors, locks and security gates etc.) of their units at their own cost.
11. No resident may use his "unit" or any part of the common property in such a manner or for any purpose, which is destructive to the building, nor permit it to be so used.

12. A resident may not make any alteration whatsoever that is likely to impair the stability of the building.
13. A resident may not do anything to his exclusive use area, which is likely to prejudice the harmonious appearance of the building.
14. Awnings are permitted provided they conform to the specs as stipulated by the Body Corporate. These may not be removed when vacating the premises. Refer to the Body Corporate for the correct specs. Any awnings not conforming to the specs will be removed at the owners cost.
15. A resident must keep his exclusive use area free of pests. The owner must allow the Trustees to inspect his unit from time to time and take such action reasonable necessary to eradicate such pests. The owner of the unit concerned is obliged to bear the costs of the eradication, inspection and replacement of material which forms part of sections and has been damaged by such pests.
- 15A. Security gates must be of the design specified for Langeberg.
- 15B. Each owner may install one 60cm or smaller Satellite dish for DSTV reception only. The dish must be installed by a registered installer and must be installed in such a way to cause no disturbance to other residents. Any dishes installed incorrectly or in such a way to cause a disturbance to other owners will be moved at the owners cost.

#### **PETS:**

16. All cats are to be neutered and a copy of the certificate to be forwarded to Trustees.
17. No pets are allowed unless written permission has been granted by the Trustees. Any pets not registered with the Trustees will be considered as stray and will be removed from the complex. All pets are to be registered within one month after receipt of these rules.
18. Should you own a pet, you are to ensure your pet remains on your premises and does not hinder your neighbours.
19. Maximum of 2 pets per unit. When selecting a pet, please take into consideration your pets' needs, i.e. area required for size of pet. Should complaints be received regarding your pets' needs not being taken into

consideration, same will be reported to the SPCA. Residents of first floor units will not be allowed to keep large dogs or cats.

20. Owners will be fined R500.00 for the following reasons concerning their pets (This fine will be included with the monthly levy):
  - a. should their pet be found wandering around the complex unattended and not on a leash.
  - b. Pets fouling the common property and not cleaned by the owner.
  - c. In addition, owners will be liable to pay for any damage caused by their pet.

### **REFUSE REMOVAL:**

21. No resident may deposit rubbish (including dirt, cigarette butts, food scraps or any litter whatsoever) onto any part of the common property, nor may he allow any other person to do so.
22. All refuse must be in a plastic bag securely tied or knotted and placed directly in the refuse bins which are situated in complex. Under no circumstances may refuse be left outside of the unit.

### **LAUNDRY:**

23. A resident may not erect his own washing line nor hang washing, laundry or other items on any part of the building (including garden furniture) as washing lines are provided on owners unit. Horse-racks are allowed providing it is not visible from outside of the unit.

### **CHILDREN :**

24. No roller-blading, playing in between cars or units allowed.
25. Residents must see to it that their children and the children of their visitors behave in such a way as not to disturb or inconvenience other residents.



26. Any damage caused to the common and or any other property by any child, visitors children, will be at the parents' expense. This includes damage to plants/trees. Soccer/cricket/golf balls are not permitted in the common property.
27. Toys left lying around the complex will be disposed of.
28. No BB guns, ketties, pellet guns are allowed to be used in the complex.

### **ENTERTAINMENT :**

29. Radio's, TV's musical instruments, record/CD players etc. must not be played at such a pitch as to cause disturbance to other residents. This includes car radios. All music must be kept at a low level after 11pm.
30. Any gathering held in the complex should be contained within the unit at all times. You are to notify your surrounding neighbours 7 days in advance of any social gathering that could cause an inconvenience to them.
31. No fireworks or crackers are allowed within the complex.

### **SECURITY :**

32. All visitors must sign the visitor's register upon entering the premises at all times. (once a guard house and register is implemented)
33. All owners / tenants must register their vehicle/s with the Trustees, failure to do so will result in signing the visitors book.
34. The security guard reserves the right to search any non-resident vehicle entering or exiting the premises.
35. No goods / furniture to be removed from the premises without the relevant authorisation form being signed and approved by the owner and a trustee.

- 35A Security in the complex is the responsibility of every resident and owner. Residents should ensure that the security equipment such as the electric fence, lighting in the common area and the gate are in good working order and that no unauthorised persons interfere with these security systems. Any damage or non-operation of these security devices must be reported to the managing agents or trustees as soon as possible.

#### **NUMBER OF PERSONS RESIDING IN EACH UNIT :**

36. A maximum of 4 people only, may reside permanently in any one 2-bedroomed unit at any one time and a maximum of 6 people in a 3-bedroomed unit at any one time.

#### **COMPLAINTS :**

37. Any complaints arising out of the application or lack of observance of the House Rules must be directed to the Trustees of the Body Corporate. Full details (time, date, names, nature of complaint) is to be supplied.

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