

FORM V

Registrar's number of section plan SS245/2006;S438/2006;SS674/2006

The Registrar of Deeds  
PRETORIA

NOTIFICATION IN TERMS OF SECTION 35(5) AND REGULATION 30(3) AND (4) : SECTIONAL  
TITLES ACT, 1986

We Felix Linda Mampuru

and Madhuwaling Emily Mantsi

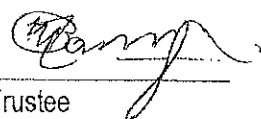
the undersigned Trustees of the Body Corporate of the building or buildings known as **WINTERBERG BODY CORPORATE**, situated at, Erf 1084, Equestria Ext 169 hereby give notice that on **3 November 2014** the Body Corporate made the following Rules (set out in the attached Schedule) which has been initialed by the Trustees for identification, for the control and management of the building:

- b) Conduct Rules - addition to the current rules

The Rules referred to in paragraph (b) have been made by special resolution of the Body Corporate.

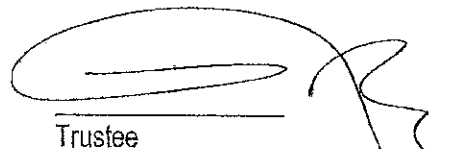
PHYSICAL ADDRESS  
OF BODY CORPORATE:

51 Vlottenburg Street  
Equestria Estate  
Equestria  
0157

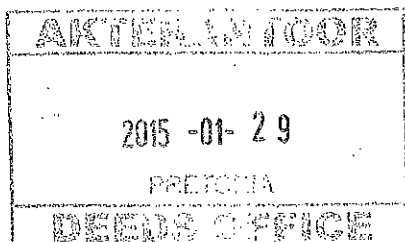
  
Trustee

POSTAL ADDRESS  
OF BODY CORPORATE

Po Box 56381  
Arcadia  
0083

  
Trustee

19.01.2015  
Date



**WINTERBERG**

**ADDEDUM TO CONDUCT RULES**

**LEGAL ACTION AND FINES**

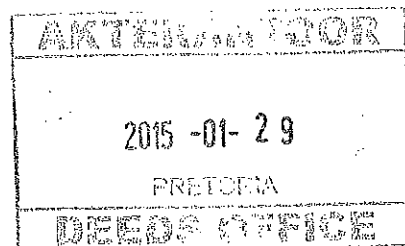
Legal action can be taken against owners/ residents who repeatedly disregard the provisions of the conduct rules and regulations after written warning, in terms of the provisions of the Sectional Titles Act of 1986 and these conduct rules and regulations.

A fining system is in place at the complex of **WINTERBERG**. Should any part or point (or part thereof) of these stated rules and regulations not be adhered to at any time by any persons or party, the owner of the section will be liable to a fine for his tenants, guests and any other persons or party legally on the property through him.

The fines are based on a sliding scale system, depicted below in the table:

VIOLATION	ACTION
1 <sup>st</sup> Violation	Registered Letter
2 <sup>nd</sup> Violation	R150.00 Fine
3 <sup>rd</sup> Violation	R300.00 Fine
4 <sup>th</sup> Violation	Legal Action

However, legal action can and may be taken at any time, should it be deemed necessary by the Trustees.



# REGISTRATION OF RULES

Registrar's number of Sectional Plan SS      245/2006/438/2006//674/2006  
Registrar of Deeds      PRETORIA

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

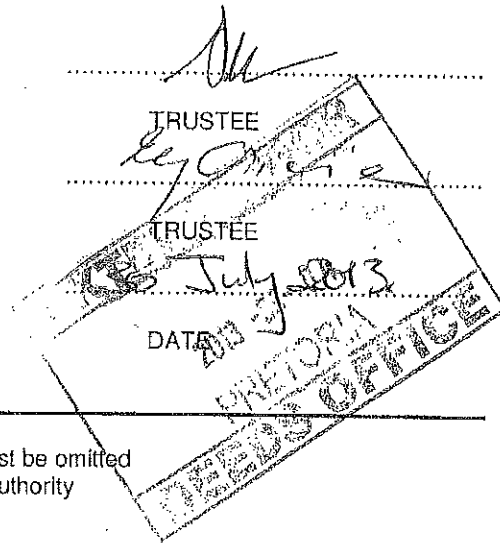
We, S.S. ALBERTS and E.C. OLIVIER  
(only two trustees required to sign), the undersigned trustees of the body corporate of the \*\* Winterberg scheme known, as No 245/2006, situate at \*\* Equestria Estate, hereby give notice that on 30 July 2013 the Body Corporate made the following rules (set out in the Schedule) which have been initiated by the trustees for identification for the control and management of the buildings:

- \* ~~(a) Management Rules (1 in substitution of, addition to, or withdrawal of, or in amendment of the existing rules)~~
- \* (b) Conduct Rules (1 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: 148 WINTERBERG  
VLOTTENBURG STREET  
EQUESTRIA  
PRETORIA



\* Particulars not applicable in particular case must be omitted  
\*\* State name of township/suburb and local authority

# WINTERBERG COMPLEX

EQUESTRIA ESTATE  
PRETORIA

## CODE OF CONDUCT

Rules established for the Body Corporate of Winterberg in terms of Section 35 of the Sectional Title No. 95 of 1986, hereinafter referred to as "the Act". These rules are effective immediately and are legally enforceable by law and must be observed by the owners and tenants.

### 1. PURPOSE OF THE CODE OF CONDUCT

- 1.1 The purpose of the code of conduct as set out herein is to protect residents and the property so that every resident is able to live without being disturbed and in privacy in a pleasant environment. Mutual respect for one another and for the common property will go a long way to enabling residents to live in harmony with one another and their environment. It will also contribute to the efficient management of the Complex.
- 1.2 Owners wishing to sell their units will notify the Estate Agents and or the new owners of the Code of Conduct.
- 1.3 Within one month of the renting out of unit (section), the owner must supply the Trustees with the name/s and contact details in writing together with a document whereon the tenants/s concerned signed for these rules.
- 1.4 Units – Exclusive use. Owners are allowed to lock their garden gates as long as the garden service has access to the gardens and the gate does not lead to other gardens.

### 2. OCCUPATION OF UNITS

Units may not be occupied by more people that for which the units have been designed:

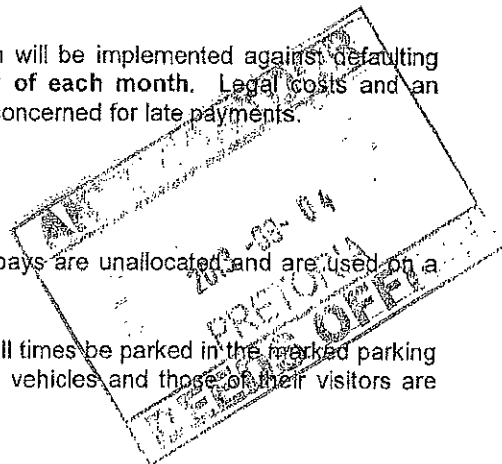
- 2 Bedroom Units – 4 people
- 3 Bedroom Units – 6 people

### 3. LEVY PAYMENTS

All levies are payable on the 1<sup>st</sup> day of every month but action will be implemented against defaulting owners/tenants who have not paid by 12:00 on the 7<sup>th</sup> day of each month. Legal costs and an administration fee will be borne by registered owners of the unit concerned for late payments.

### 4. MOTOR VEHICLES / GARAGES

- 4.1 Except for the garages, parking in the general parking bays are unallocated and are used on a first come first use basis.
- 4.2 The motor vehicles of owners and their visitors must at all times be parked in the marked parking bays. Residents are responsible for ensuring that their vehicles and those of their visitors are



parked in the correct parking bays and that parked vehicles do not obstruct access to other parking bays or garages.

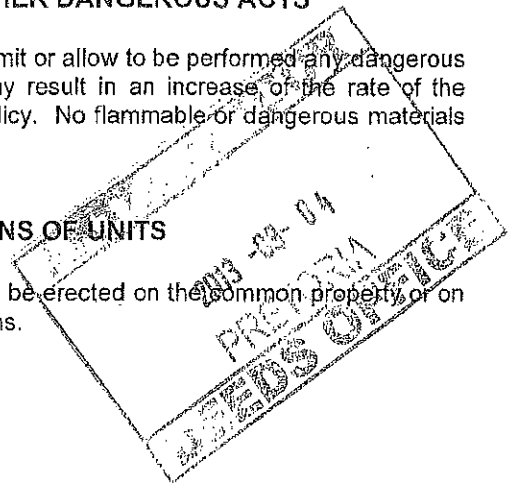
- 4.3 Parking on lawns is strictly forbidden.
- 4.4 No motor wrecks or car parts may be left on the property.
- 4.5 Residents of units must ensure that their vehicles and those of their visitors do not soil the common property. The cost of cleaning any areas that are soiled will be recovered from the owner of the vehicle that soiled that area.
- 4.6 No owner or resident will be permitted to dismantle or affect major repairs to any vehicle on any portion of the common property or in an exclusive use area.
- 4.7 The speed limit is 15 km/h. All traffic regulations implemented at the complex must be strictly adhered to. Reckless driving will not be allowed in the complex.
- 4.8 No caravans, boats or trailers may be parked on the common property. These items must be stored out of sight in the resident's garage.
- 4.9 Vehicles may not be washed on the lawns and may only be washed in front of the owner's unit. The area must be hosed or washed down and left clean after the vehicle has been washed. No oil, grease or solvents may be used to wash the vehicle's engine or body work.
- 4.10 The Trustees may have any vehicle that is parked, standing or abandoned on the common property without their consent removed or towed away at the expense of the owner. This also applies to paragraph 6.8.
- 4.11 Owners and residents are requested to park inside their garages at all times, since parking in the complex is limited.
- 4.12 Garages must be locked at all times, in order to limit the risk to owners and other residents. Garage doors must be kept closed.
- 4.13 No vehicle may be parked in front of the fire hydrants.
- 4.14 Under no circumstances may any minor unlicensed person race around on the common property with a motorised cycle, i.e. motorcycle, tricycle or four wheel motorcycles.

## 5. STORAGE OF FLAMMABLE LIQUIDS AND OTHER DANGEROUS ACTS

No owner or resident may store any material or perform or permit or allow to be performed any dangerous acts in the units or on the common property that will or may result in an increase of the rate of the premium payable by the Body Corporate on any insurance policy. No flammable or dangerous materials may be stored in garages.

## 6. MAINTENANCE, ALTERATIONS AND ADDITIONS OF UNITS

- 6.1 No Wendy Houses or similar structures are allowed to be erected on the common property or on the exclusive use areas of the units with private gardens.

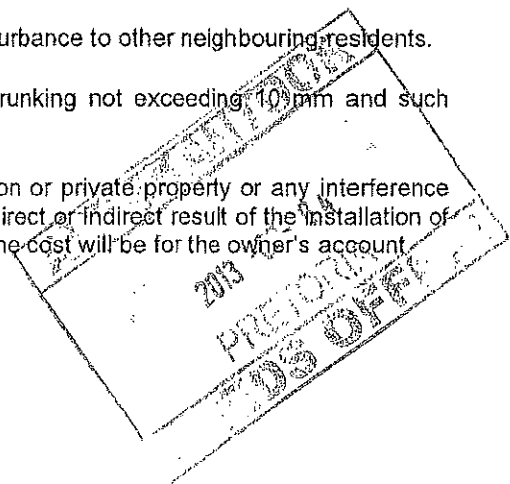


- 6.2 Owners or residents may not install anything on any part of the common property including patios and gardens that is aesthetically displeasing or undesirable when viewed from outside the unit. The judgment of the Trustees in this regard will be considered binding.
- 6.3 A resident may not install his/her own washing line or hang washing or other items on any part of the building that is visible from outside. No laundry may be hung over any walls or rails in the complex.
- 6.4 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.
- 6.5 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.
- 6.6 No resident may use his Unit or any part of the common property in such a manner or for any purpose or permit it to be used which is destructive to the building or common property.
- 6.7 An owner may not make any alteration to their unit without first obtaining the written consent of the Trustees.
- 6.8 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.
- 6.9 Security gates must be of the design specified for Winterberg Complex.
- 6.10 Residents of the top floor units may not dispose of their cigarette butts or any other rubbish over the balcony railings.
- 6.11 Refuse bags may not under any circumstances be placed outside the Unit doors but must be disposed of in the refuse bins provided.

## 7. INSTALLATION OF DSTV ANTENNAS

Owners may install one Satellite Dish for DSTV reception only under the following conditions:

- 7.1 The dish may not exceed 60 cm in diameter.
- 7.2 Dishes installed may not obstruct the view or cause disturbance to other neighbouring residents.
- 7.3 The cable to the dish must be installed in a plastic trunking not exceeding 10mm and such trunking must be fixed to the wall with screws.
- 7.4 Any damages or consequential damages to the common or private property or any interference with the existing an antenna system or reception as a direct or indirect result of the installation of the Satellite Dish, will be repaired by the Trustees and the cost will be for the owner's account.



- 7.5 The Trustees reserve the right to inspect the installation or have the installation inspected and may order any alterations/repairs as they may deem fit and the cost thereof will be for the owner's account.
- 7.6 The Body Corporate and the Trustees accept no responsibility whatsoever for any damages, losses, maintenance or for any other event to the installation, Satellite Dish, decoder, cables, etc as a result of malicious damages or natural disasters or any other cause whatsoever. No claims can be instituted against the insurance policy of the Body Corporate whatsoever.
- 7.7 Should the trustees decide to install a communal dish at the complex, you will have to remove your Satellite Dish.

## 8. QUIET

- 8.1 According to the Noise Control Regulations, 1999 of the Environmental Conservation Act 1989 no 73 of 1989 of Gauteng Province, no radios, televisions, music, instruments or CD players etc. may be played at a sound level that is a disturbance to other residents. This is valid for any time of the day and night.
- 8.2 Residents of units as well as their visitors must at all times respect one another's privacy and not disturb one another with noise of any sort.
- 8.3 Motor vehicles' hooters may not be used on the common property and not at the entrance gates.
- 8.4 **Tools:** Maintenance tools such as electrical drills, lawnmowers etc. may only be used between 07:30 and 20:00 on weekdays, 08:00 and 17:00 on Saturdays and 09:00 and 12:00 on Sundays.

## 9. BUSINESS ACTIVITIES

No business activity or trading will be allowed in units and garages or on the common property and no signs, notices, billboards or advertisements of any kind will be allowed on any part of the Units or the common property without the written consent of the Trustees or the Body Corporate.

## 10. PETS

- 10.1 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.
- 10.2 When granting such consent, the Trustees may prescribe any reasonable conditions.

### CONDITIONS:

If the pet causes a disturbance and a written complaint(s) is received, the person(s) concerned will be granted a period of fourteen (14) days to address the problem. If the problem is not solved, the owner(s) may be requested to remove the pet(s) from the premises.

- 10.3 The Trustees may withdraw such consent if any conditions prescribed are not complied to.
- 10.4 Where permission is granted for the keeping of animals, the provisions of the applicable Municipal and/or other laws/regulations must be strictly complied with. (These are available from Municipal and SPCA offices.)

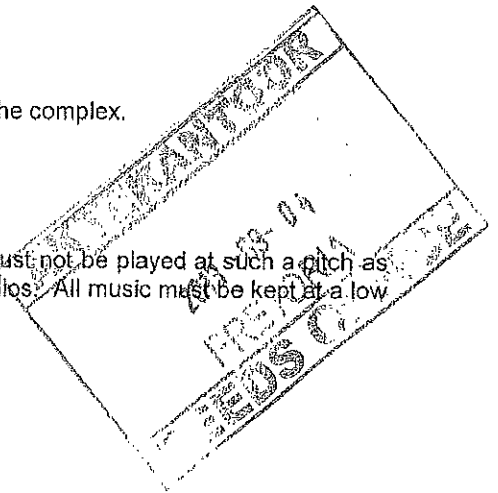
- 10.5 No animals that are kept may pose a danger to residents or cause disturbance in a unit or on the common property. Dogs are limited to medium-sized animals, and owners are responsible for medical and legal costs in the event of injury to other residents.
- 10.6 If permission is granted for the keeping of a medium sized dog(s) a person who can control the animal(s), must accompany the dog(s) on the common property. All dogs must be on a leash.
- 10.7 The owner of the animal is responsible for the removal of any excreta produced by any animal on the common property or the exclusive use area of the Unit.
- 10.8 All dogs and cats must carry their owner's identity at all times.
- 10.9 Residents of first floor units will not be allowed to keep large dogs or cats.
- 10.10 Owners will be fined R500.00 for the following reasons concerning their pets which will be included in the monthly levy:
- 10.10.1 Should their pet be found wandering around the complex unattended and not on a leash,
- 10.10.2 Pets fouling the common property and not cleaned by the owner,
- 10.10.3 In addition, owners will be liable to pay for any damage caused by their pets.
- 10.11 A maximum of 2 (two) pets (1 cat and 1 dog), 2 cats or 2 medium sized dogs may be kept per unit.

## 11. CHILDREN

- 11.1 No roller-blading, playing between cars or units allowed.
- 11.2 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.
- 11.3 Any damage caused to the common and or any other property by any child, visitor's children, will be at the parents' expense. This includes damage to the plants or trees. Soccer, cricket, golf balls are not permitted in the common property.
- 11.4 Toys left lying around the complex will be disposed of.
- 11.5 No BB guns, ketties or pellet guns are allowed to be used in the complex.

## 12. ENTERTAINMENT

- 12.1 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 23:00.





12.2 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.

12.3 No fireworks or crackers are allowed within the complex.

### 13. SECURITY

13.1 All visitors must sign the visitor's register upon entering the premises at all times

13.2 The security guard reserves the right to search any vehicle entering or exiting the premises.

13.3 No goods, furniture to be removed from the premises without the relevant authorisation form being approved and signed by the owner and a Trustee.

13.4 Security in the complex is the responsibility of every resident and any suspicious persons or activities and non-operational lighting should be reported to the Managing Agents, the Trustees or the Complex Security Manager.

### 14. COMPLAINTS

Any complaints arising out of the application or lack of observance of the Code of Conduct must be directed to the Managing Agents or the Trustees.

### 15. MANAGING AGENTS:

IHFM

