

14 Talana

TALANA BODY CORPORATE HOUSE RULES AMENDED (26.11.2004)

- 1 REFUSE
- 1.1 Flat occupiers are responsible for depositing refuse and garbage in their own bins in the refuse room.
- 1.2 No loose refuse or garbage is permitted, except large items too big for the bins are to be stacked neatly in the refuse room for disposal.
- 1.3 Items such as old furniture, etc, are to be disposed of by the owner and not discarded on the premises.
- 2 WASHING
- 2.1 The laundry will be open until 13h00 Monday to Friday for personal laundry only as follows:
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| Units 1, 2 and 3 | Mondays |
| Units 4, 5 and 6 | Tuesdays |
| Units 7, 8 and 9 | Wednesdays |
| Units 10, 11 and 12 | Thursdays |
| Units 13, 14 and 15 | Fridays |
- 2.2 Maids may not launder their clothes on the property.
- 2.3 Units 1, 4, 7, 10 and 13 are allocated three lines outside the male change room area - mornings
- Units 2, 5, 8, 11 and 14 are allocated three lines outside the female change room area - mornings
- Units 3, 6, 9, 12 and 15 are allocated the lines in the laundry area - mornings
- Free lines can be used by any unit in the afternoons and at weekends.
- 2.4 No towels etc. or clothing may be hung over walls, windows or balconies.
- 3 VEHICLES
- 3.1 No parking is permitted in the driveways except when vehicles are washed when the owner must be in attendance.
- 3.2 Residents will be held liable for their visitors parking illegally.
- 3.3 The body corporate employee may not be approached nor may casual labour be employed to wash vehicles on the property.
- 3.4 No bicycles, skateboards etc are to be parked in the courtyard
- 3.5 Nothing is to be left unattended in the parking or courtyard areas.
- 3.6 Visitors may park at the south end of the driveways.
- 3.7 Residents may park temporarily in the visitors' parking area on weekdays but not at night and over weekends in order that these bays are available for visitors as much as possible. There are two daily cards available for parking at Umhlanga Sands. These may be obtained and signed for from the Talana employee. The cards must be returned when no longer required.
- 4 CLEANING AND MAINTENANCE
- 4.1 The employee of the body corporate will receive instructions from the trustees and/or nominated persons only.
- 4.2 All directly accessible areas will be cleaned by the employee.
- 4.3 Residents are responsible for keeping their garages clean and tidy and the doors closed to deter thieves and maintain a good appearance in the complex.
- 4.4 No combustible goods may be stored in the garages.
- 4.5 Goods for personal use only may be stored in the garages.
- 4.6 Due to inaccessibility, owners are responsible for the maintenance, painting and puttying of unit windows and doors.
- 5 GARDENS
- 5.1 Residents are responsible for their own entrance yards.

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- 5.2 All other areas are controlled by the board or their nominated person.
- 5.3 No games are permitted which may cause damage to plants and buildings.
- 5.4 Children are not permitted to play on the sloped banks, in the courtyard or in front of other ground floor units.
- 5.5 The privacy of ground floor units is to be respected by everyone.
- 6 **DOMESTIC WORKERS**
- 6.1 All domestic workers are to be appropriately attired and instructed to conduct themselves quietly and not to loiter on stairs or in the courtyard.
- 7 **LIGHTS**
- 7.1 Courtyard, driveway, garage, servants' rooms and laundry are on communal account.
- 7.2 Garage lights are to be switched off when not required although they are on an automatic switch which is set for suitable times.
- 8 **PLUGS**
- Garage and laundry are on communal account and are to be used to the minimum.
- 9 **WATER**
- All water is on communal account and must be conserved. All leaks in units must be attended to immediately.
- 10 **POST**
- Post is delivered to the box installed at the gate.
- 11 **LEASING**
- 11.1 No lease or letting shall be for a period of less than six months. Each lessee is to be given a copy of these regulations as part of the leasing agreement.
- 11.2 No holiday letting will be allowed.
- 12 **OCCUPATION AGREEMENT**
- 12.1 The administrators are to be advised in advance if a unit is to be occupied without the owner being in residence.
- 12.2 The maximum number of occupants permitted under Municipal Regulations are 6 per three bedroomed unit and 4 per two bedroomed unit.
- 12.3 Should a unit be let, a copy of the lease must be lodged with the managing agent.
- 13 **PETS**
- Pets are not allowed.
- 14 **ALTERATIONS**
- 14.1 No alterations to the exterior of units may be undertaken as this is common property.
- 14.2 Existing wooden windows and sliding doors may be replaced with aluminium providing they conform to the existing design.
- 14.3 Awnings may be installed on patios subject to approval of the directors and conformity with existing awnings in the complex.
- 15 **NOISE**
- 15.1 Every effort must be made not to inconvenience other residents. Playing of loud music etc. is not permitted after 22h00.
- 15.2 Use of electric power tools is permitted on weekdays between 08h00 and 17h00 weekdays and 08h00 and 12h00 on Saturdays.
- 16 **INSURANCE**
- The building and fittings and fixtures in units is insured and the premium is covered in the levy. This insurance does not cover the contents of units.

BY ORDER OF THE BOARD.