

DANMAR BODY CORPORATE RULES

1. Internal and the road pedestrian gates to be locked at all times.
2. Main driveway gate to be closed before driving off.
3. Allocated, appropriate parking bays must not obstruct other parking bays and garages.
4. Not more than four persons to occupy each unit. Partying after 22h00 is not allowed.
5. Pets are only allowed with written consent from the trustees of Danmar. If the pet is proving to be a nuisance, the trustees have the right to request the pet to be removed. Pets are not allowed unattended and must be on a leash when on the common property.
6. The bin area must be hygienic and tidy at all times. Disposal of household and garden refuse must be disposed of in the appropriate bags before it is dropped in the black bin. All occupants of units are responsible for removing their own waste from their bins onto the road on a Tuesday morning or Monday evening.
7. No littering nor abuse of common property material/possessions.
8. No open fires allowed.
9. For security reasons, occupants are not allowed to conduct any business from their garage or unit.
10. Children's games, riding of bikes not permitted on the common property.

NB: After three warnings of non-adherence to the above body corporate rules, the trustees have the right to institute action.

INTERNAL RULES & PROCEDURES

for

"The Danmar Body Corporate"

LEVY ACCOUNTS

It is recorded that the levy accounts are due and payable on the first day of each month. In the event of an account remaining unpaid after the seventh day of the month, the Trustees shall have the right (without prejudice to any other rights available to the Body Corporate) to terminate any services which may be supplied from time to time.

If the levy is not paid by the next calendar month interest will be charge for such default.

PETS (EXISTING PETS ONLY)

All existing pets are to be accepted and permitted on the premises. Should anyone wish to have additional pets written permission must be obtained from the Body Corporate

Dogs are not permitted on the Common Property unless on leash or under proper supervision, and are not permitted to foul the Common Property.

Faeces are to be removed by owners immediately.

Owners shall exercise adequate control over their animals at all times and ensure that they do not disturb/inconvenience other residents. If an animal is a deliberate nuisance, the Trustees reserve the right to request that the animal be removed from the premises.

MOTOR VEHICLES

All vehicles shall be driven with due consideration to fellow residents at all times.

All visitors are to be notified by the people whom they are visiting of where to park. No visitors may park under the allocated parking areas. Parking is on a "first come, first served" basis.

No person may park their vehicle in such a manners as to obstruct, impede or

inconvenience other vehicles from getting in or out.

Anybody reported for reckless driving will be accountable for their actions.

Hooting and noisy engine revving is not allowed.

No major servicing or repairs to motor vehicles are permitted anywhere on the property.

Trailers are not to be parked on the property on a permanent basis (maximum duration 2 or 3 days).

REFUSE REMOVAL

Normal refuse left for collection shall be packed and sealed in **BLACK MUNICIPAL BAGS ONLY**.

Recycling must be in **ORANGE RECYCLING** bags (**paper & plastic only**).

The refuse area situated at the Sixth Avenue entrance is for the use of all occupants of the Danmar complex and as such shall be maintained in accordance with common property rules.

Currently refuse day is on a Tuesday and must be left outside the pedestrian entrance before 08:00 to ensure it is collected.

ALTERATIONS

All applications to the Trustees in respect of proposed alterations to the exterior of sections or to the electrical or plumbing installations, as contemplated shall:

1 Be in writing;

2 Be accompanied by specifications indicating the nature, kind, shape, height, materials, colour, and location, as the case may be, of the proposed alterations, extensions or additions.

The Trustees reserve the right to require a certificate signed by the Contractor, that the alterations, extensions or additions conform in all respects to the relevant Municipal By-laws and building codes.

Electrical alterations and installations shall be accompanied by a certificate of compliance as per Government Gazette number 14350 of 23.10.1992.

TV Aerials - all requests for private aerial installations to be done in writing to the Board of Trustees such installations shall be done within the parameters set by the Trustees.

ADVERTISEMENT/SIGNS

No signs of any kind shall be displayed in the windows of any Section, nor on the Common Property without the prior written consent of the Trustees.

MAINTENANCE

A list of any maintenance requirements required on the Common Property (such as blown light bulbs) must be submitted to one of the Trustees.

GARDENS

Each owner shall be responsible for the upkeep of their Exclusive Use garden. Garden refuse must be placed into BLUE GARDEN REFUSE BAGS and put out with the normal refuse.

STORAGE OF ITEMS

No items of any unsightly nature shall be stored where it would be visible or anywhere on the Common Property.

Storage of inflammable materials is STRICTLY PROHIBITED (other than petrol in cars, & certified gas cylinders capacity not greater than 8kg) and all owners are advised that storage of such materials is in contravention of the insurance requirements.

EMPLOYEES OF BODY CORPORATE

The employees of the Body Corporate will report to an elected Trustee (or person) only.

NOISE

Radios, musical instruments, Hi-Fi sets, TV sets, car radios shall be used at all times, in such a manner so as not to disturb neighbours and other residents and shall not be allowed during the following times:

- a) Any weekday after 20:00
- b) Any Friday or Saturday after 22:00
- c) Any evening preceding a Public Holiday

Any & all renovations shall be carried out during the following times:

- a) Weekdays between 08:00 and 17:00
- b) Saturdays between 08:00 and 13:00

No disturbances of the peace on Sunday's and Public Holidays without consent in writing from the Trustee's

SUNDRY PROVISIONS

Cigarette ends and any litter, may not be thrown out of windows, or over balconies onto the Common Property.

Should any damage of whatever nature be caused to the Common Property, by an owner, his family, his tenants or his visitors, such owner shall be liable to reimburse the Body Corporate for the cost of Repairing such damage.

Riding of bicycles, skate boards, roller blades etc, and the playing of games on the Common Property must be done with extreme caution and consideration to other people and their` property.

Any complaints (and suggestions) must be put in writing and can be lodged with any Trustee. Written complaints will be replied to in writing, after due consideration by the Board of Trustees.

Owners and residents are strongly advised to familiarise themselves and their families with the Schedule of House Rules of the "Lived happily ever after" Body Corporate and endeavour to adhere to them.

OWNERS LEASING UNITS

Letting of units.

Any owner, who decides to let, lease or proposes to make any changes in the occupancy of his unit, shall prior to doing so advise the Trustees of his intention and submit to the trustees the names of the new occupants of his unit. The owner remains responsible for the payment of levies in advance.

An owner shall not allow his unit to be occupied on a permanent basis or for the duration of the lease by more than 4 persons.

means of rules for the control management administration, use and enjoyment of units and the common property. It is accordingly agree that:- Notwithstanding the provision of Clause of the lease, the premises shall mean the unit consisting of unit no (corresponding to unit no) and it's share in the common property as shown and more fully described on a unit plan no in the Body Corporate known as "Body Corporate of Danmar".

Without prejudice to the provisions of the lease, the rights and use and enjoyment of the premises by the lessee are subject to the provisions of the Sectional Title Act 1971, as amended and a breach of the regulations promulgated there under or the Conduct Rules shall be a breach of the Lease.

Any Trustee or person appointed by the Board of Trustees may at the request of the Board of Trustees be permitted to investigate the validity of any alleged breach of the Conduct Rules.

The Managing Agents and Body Corporate must be advised of whom the Lessee is as well as the names of the person living on a permanent basis in the unit.

In the event of a Lessee committing a breach of any of the Conduct Rules then the Lessor shall upon written request by the Trustees instruct the Lessee to vacate the said unit and complex within 30 (thirty) days.

In the event of extreme circumstances as determined by the Trustees the period to vacate the unit and premises may be shortened at the discretion of the Trustees to any period less than 30 (thirty) days.

SUGGESTIONS AND COMPLAINTS

Suggestions and complaints are to be given in writing to the Body Corporate, feed back will be given either directly or through the minutes of the meeting.

**REMEMBER THESE RULES ARE FOR THE BENEFIT OF EVERY
OWNER / RESIDENT**

**They are not legally binding but would make for a better communal
standard of living.**

Unit Number

Name

Signature

Unit Number

Name

Signature

Unit Number

Name

Signature

Unit Number

Name

Signature

Unit Number

Name

Signature

Unit Number

Name

Signature