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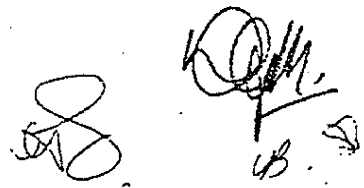
RULES FOR THE CONTROL AND MANAGEMENT OF THE BUILDINGS KNOWN AS UNDERWOOD LODGE AND OF LOT 110 UMGANI PARK, ON WHICH THE BUILDINGS ARE SITUATED

Schedule 2

(Section 27(2)(a)(ii) of the Sectional Titles Act, 1971)

1. PRELIMINARY
- 1.1 The Rules contained in this schedule shall not be added to, amended or repealed except by special resolution of the members of the Body Corporate in accordance with the Act.
2. INTERPRETATION
- 2.1 In the interpretation of these Rules, unless the context otherwise indicates -
 - 2.1.1 "Act means the Sectional Titles Act, 1971 (Act No. 66 of 1971) as amended from time to time and any regulations made and in force thereunder;
 - 2.1.2 the words used shall bear the meanings assigned to them in the Act;

2.1.3 words/.



- 2.1.3 words importing -
 - 2.1.3.1 the singular number only shall include the plural and the converse shall also apply;
 - 2.1.3.2 the masculine gender shall include the feminine and neuter genders and the neuter gender shall include the masculine and feminine genders;
- 2.1.4 "Trustee" includes an alternate trustee;
- 2.1.5 "the Building" shall mean the building to which these Rules apply;
- 2.1.6 the headings to the respective Rules are provided for convenience of reference only and are not to be taken into account in the interpretation of the Rules.

3. IMPROVEMENTS ON OR TO THE COMMON PROPERTY

- 3.1 No duty shall be placed upon any owners in regard to the provision of any improvement on or to the common property unless a proposal to make such improvement has been approved by a special resolution at a general meeting of owners of sections or unless the relevant portion of the common property has in terms of any agreement with the body corporate or of any provision of the Rules been reserved for or allocated to the private use of such owners.

4. USAGE

- 4.1 No owner shall use any section for any purpose other than for residential purposes. The section shall be used and occupied personally by the owner and no more than two (2) multiplied by the number of bedrooms in the section, including the owner, shall reside therein. In the event of any unit being owned by a company, the section may be occupied by such person nominated from time to time by the company, provided that such occupation shall be subject to the prior approval of the trustees which approval shall not be unreasonably withheld.

- 4.2.1 All owners and occupants of sections shall ensure that their respective activities in and uses of the common property and of the section or any part thereof with all services, facilities and

amenities/.

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amenities available on the common property shall at all times be conducted and carried out with reasonable and diligent care and with due and proper consideration for the remaining owners and occupants of the building and in accordance with the Rules and any house rules made in terms of these Rules, and of the provisions of the Act.

4.2.2 The owner shall not cause or permit any disorderly conduct of whatsoever nature upon the section or any part of the common property or do or permit any act, matter or thing in or about the same which shall constitute or cause a nuisance or any inconvenience to any other owner or occupant of the building or member of the body corporate.

4.3.1 An owner shall not keep or do anything on the common property after notice in writing in that behalf from the trustees.

4.3.2 An owner shall not store or leave or allow to be stored or left any article or thing in any part of the common property except with the written consent of the trustees first having been had and obtained..

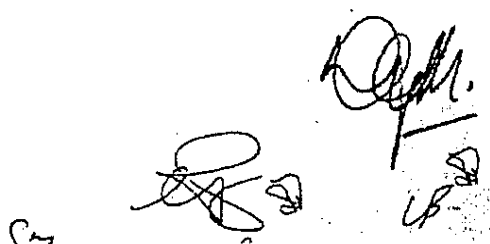
5. LETTING

5.1 An owner may let or part with occupation of his unit provided -

5.1.1 that no such letting and/or parting with occupation shall in any way release the owner from any of his obligations to the body corporate, hereunder or in terms of the Rules or any house rules made in terms thereof or of the Act;

5.1.2 that as a condition precedent to any such letting and/or parting with occupation, the owner shall secure from the lessee or the person to whom occupation is given as the case may be, an undertaking in favour of the body corporate that such lessee or person shall duly observe all these regulations and conditions as are contained in the Rules and in the Act. Such undertaking shall be in such terms as the trustees shall from time to time require and it shall be lodged in writing with the trustees prior to such lessee or person being given occupation of the unit.

6. ANIMALS/.

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ANIMALS

No animals or pets (other than a bird in a cage) shall be kept or harboured in the building unless the same in each instance be expressly permitted in writing by the trustees. In no event shall animals be permitted in any of the public portions of the building or any other part of the common property unless controlled on a leash. In the event of any owner or occupant securing permission to keep or harbour any animal or other pet on the premises, such person shall not allow such animal or other pet to foul the corridors, entrance or any other part of the common property or otherwise cause a nuisance. The trustees shall have the right to require any such animal or other pet to be removed permanently from the building where this Rule is not observed.

7.
7.1

AIRCONDITIONING UNITS AND TELEVISION AERIALS

No owner shall place or allow to be placed in a section or any part thereof any airconditioning equipment or television aerial which requires attachment to the structure of a section, except with the prior written consent of the trustees who in giving such consent may impose such conditions as to type, specification, position, colour and removal thereof as they in their absolute discretion shall deem fit.

8.
8.1

ALTERATIONS

The owner may make alterations to the interior of the section but no structural alterations nor alterations to the water, electric conduits or plumbing may be effected without the prior written consent of the trustees and then subject to such conditions as the trustees may impose. An owner may place in the section at his own expense any improvements, additions or fixtures such as mantles, lighting fixtures, refrigerators, cooking ranges, woodwork, panelling, ceilings, doors or decorations which will not cause damage to the building, subject always to the conditions that the owner shall at all times only use such electrical appliances and fittings as shall comply with the electrical wiring of the building and shall at no stage do anything which is likely to endanger or jeopardise the safety of the building.

8.2.1 No/.

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8.2.1 No balconies shall be enclosed or exterior blinds, awnings or other fittings installed, save with the prior written approval of the trustees, blinds, awnings and other fittings which are visible to the public view shall at all times be maintained in a state of good repair and clean condition failing which the trustees shall have the right to require their removal or, alternatively to attend to the repair thereof at the cost and expense of the owner. Colours of any blinds and awnings or of exterior paintwork on doors, windows, balustrades, balcony walls and ceilings shall not be changed without the prior written approval of the Trustees.

8.2.2 No owner shall place or allow to be placed any signs, writing or notices in or upon any section of the common property except with the prior written consent of the trustees, who in giving such consent may attach any conditions thereto as they in their absolute discretion shall deem fit.

9. SUBDIVISION

9.1 No owner shall subdivide or partition any unit or section or any part thereof without first obtaining the prior written approval of the body corporate which in giving such approval may attach such conditions thereto as they in their discretion shall deem fit.

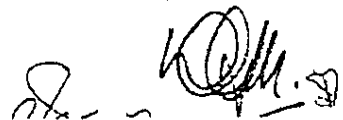
10. ELECTRICITY

10.1 The owner shall make his own arrangements with the Local Authority for the opening of an electric current account and for the supply of such current and to pay for all electric light and current consumed in the section. In the event of water being metered by the Local or other competent authority, the owner shall be responsible for all costs and charges for the supply of such water as may be consumed in the section.

11. GARBAGE REMOVAL

11.1 The owner shall be responsible for the removal of all garbage, debris and any garden refuse from his section. An owner shall not place or allow or cause to be placed any garbage or rubbish, except in such place or places specially designated for the placing of garbage or rubbish either on the sectional plan or by the trustees.

12. INSURANCE/.



12. INSURANCE

12.1 The body corporate shall have no responsibility whatsoever for the insurance of any particular section or the contents thereof, which shall at all times be the sole responsibility of the owner in question.

12.2 An owner shall not do or permit to be done in his section or on the common property anything which will or may increase the rate of premium payable by the body corporate on any insurance policy or which may or which may tend to vitiate any such insurance policy.

13. SERVANTS

13.1 Owners or lessees whose private servants are housed on the property or within any unit shall ensure that the quarters occupied by such servants are kept clean and tidy at all times and in addition that all Municipal regulations relating to the housing of such servants are observed. An owner or lessee shall be solely responsible for any servant or servants.

14. CLEANERS

14.1 The trustees of the body corporate are specially authorised to employ cleaners to keep all portions of the common property in a proper state of cleanliness and the costs of such employment shall be an administrative expense chargeable to the fund established by the body corporate; provided, however, that nothing herein or elsewhere contained shall be construed as obliging the trustees or the body corporate to maintain the interior of any section in a proper state of cleanliness, such maintenance of the interior of the section being the sole responsibility of each individual owner, who undertakes to keep the interior of his section in such proper state of cleanliness and in a hygienic condition.

15. LAUNDRY

15.1 The owner shall not allow any of his or her linen or clothing to be hung on the outside of any section except in the places specially designated therefor. Carpets and mats shall not be shaken or dusted or beaten over the balconies or through windows.

16. AUCTION/.

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16. AUCTION SALES

16.1 The owner shall not be entitled to hold any auction sale in the section under any circumstances without the prior written consent of the trustees, which consent shall not be unreasonably withheld.

17. GAMES

17.1 No owner shall cause or permit the hitting, striking, throwing or bouncing of balls or other objects against any of the walls of the common property or of the building.

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