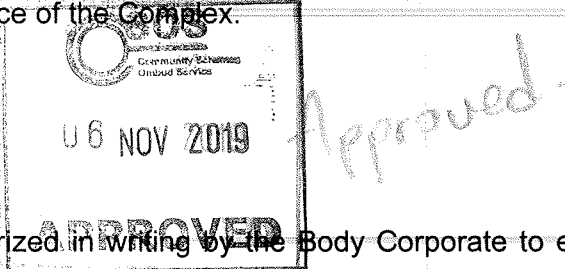


CONDUCT RULES

These Conduct Rules have been formulated in the general interest of all owners and residents and for the preservation of the character and ambience of the Complex.

USE OF THE COMPLEX

A. UNIT OWNERS

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1. **Must** allow any person authorized in writing by the Body Corporate to enter his/her Section or exclusive-use area, to inspect or repair water pipes, electric cables or ducts, which affect any other section or the common property; or to make sure that the Section is not being used in contravention of the requirements of the Act or Rules. Except in an emergency, notice must be given, and access must be at a reasonable hour.
 2. **Must** keep the Section reasonably tidy and in a good state of repair. If an owner fails to do so, the Body Corporate may carry out the repairs or maintenance and recover the costs from the owner.
 3. **Must** notify the Body Corporate of any change of ownership.
 4. **Must** use his or her Section or the Common Property in such a way as not to interfere with the rights or privacy of any other owner or resident.
 5. **Must** limit the number of persons that reside in a Section to two per recognised bedroom as indicated on the sectional or building plans of the section.
 6. **Must** pay their Levies to the Managing Agent on or before the 7th of every month for which they are due. Interest will be charged on overdue accounts subject to a minimum charge of R50.00 per month. Legal action will be taken against owners who are in arrears with their levies.
 7. **Must** ensure that the pedestrian gate next at the entrance access gate is kept locked after being used.
 8. **Must** ensure that the access gates at the front entrance/exit shut behind them each time they enter or leave the Complex.
 9. **Must** make written application to the Trustees and obtain written approval before installation of television/DSTV dishes or external air-conditioning units.
 10. **Must** make application to the Trustees before any business or trade may be conducted on the common property or in any of the Sections. Consent shall not be granted where the trade or business is likely to inconvenience or cause a disturbance to any one or all of the owners and/or occupants. In the event of such consent being granted and an inconvenience or a disturbance subsequently occurs, the consent may be revoked by written notice to the beneficiary of the consent, in which event the trade or business is to cease with 30 days from the date of such notice.
 11. **Must Not** use a section or the Common Property for any purpose for which it is not intended, be used for illegal or improper purposes, which may injure the reputation of the Scheme, adversely

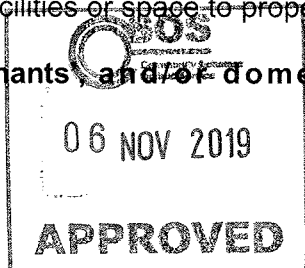
affect the insurability of the Complex, or increase the insurance premium payable by the Body Corporate.

12. **Must Not** play (or allow to be played) loud music or make any other excessive noise in their Section, or any other part of the Common Property, at any time that may be disturbing to any other person in the Complex. Generators may not be used within the Complex without prior written permission from the Trustees. Fireworks may not be discharged within the Complex.

Firm action will be taken against occupants /owners who permit disorderly conduct.

13. **Must Not** contravene any law, by-law, or regulation regarding the building or Common Property.
14. **Must Not** make any changes that might affect the safety or stability of the building or Common Property.
15. **Must Not** prejudice the harmonious appearance of the Complex.
16. **Must Not** construct or build on an exclusive use area without written consent from the Trustees.
16. **Must Not** display a sign, notice, billboard or advertisement if the article is visible from another section of the Common Property, or from outside the Scheme, except where a Section is for sale and an estate agent may place temporary signboards directing prospective purchasers to the Section.
17. **Must Not** keep any animal or bird in a section or on the Common Property without the written consent of the Trustees.
18. **Must Not** park a vehicle illegally on any part of the Common Property, or carry out major repairs on a vehicle on the Common Property.
19. **Must Not** erect a clothesline or hang washing on the balustrades or in such a way as to be visible from outside the building or from another Section.
20. **Must Not** cut or deface trees and/or plants on the common property.
21. **Must Not** use the fire hoses, other than for fire fighting purposes, unless they have written permission from the Trustees.
22. **Must Not** feed (or allow to be fed) monkeys, as they soon become dangerous and may have to be destroyed.
23. An owner, tenant, guest, or domestic **MUST** apply to the trustees in writing, via the managing agents, in the event that any animals or birds are to be slaughtered, for ritual purposes or otherwise, within individual sections, exclusive-use areas, or on the common property. The trustees may not unreasonably withhold an approval, and shall specify the conditions under which slaughtering of animals and birds may take place, bearing in mind that the complex has no facilities or space to properly deal with the slaughtering of animals and birds.

All Tenants and/or domestic worker's behaviour is the responsibility of the Owner of the unit.



B. SECURITY AND ACCESS CONTROL

1. The property is surrounded by an electric fence that is active 24/7, access is controlled, and security guards patrol the property at night. It must be recognised, however, that in a Complex such as ours, where there are numerous short-term visitors, temporary workers, and deliveries, our overall security has a relatively high risk of being compromised. Owners, tenants and visitors are therefore urged to maintain a high degree of vigilance and to report any suspicious activities to the security staff.

Important telephone numbers:



2. Guard patrols:

- i) During the day (6h00 to 18h00) there is a guard on duty at the main gate. His function is mainly to record visitors, domestic workers, and contractors entering and exiting the Complex, and generally keep an eye out for any suspicious activities. It is a strict requirement that domestic staff must be registered with Sniper Security, including a copy of their identity document, failing which they will be denied access. To avoid any unpleasantness, please notify security or provide a confirmatory note if your domestic worker is leaving the property with goods that might be regarded as suspicious.
- ii) During the night (18h00 to 6h00)
- iii) Both guards carry a panic button for backup if need be.

3. Gate access:

- i) Residents use their remote control devices to open the incoming and outgoing gates as well as the gates to the underground parking.

Note: Please try not to open both gates when coming in or out as this wears out the gate motors and bearings in the track-wheels, and uses unnecessary electricity.

C. ANIMALS, REPTILES, AND BIRDS

1. Isikhulu Complex does not encourage pets on the property. An owner (but not a normally a tenant) may, however, apply to the Trustees for written consent to keep a pet in their Section. When granting such approval, the Trustees may prescribe any reasonable condition. From time to time, the Trustees may declare that the number of pets per category (e.g. cats or dogs) has reached a limit and that no more pets in such category will be approved.

2. No farm animals, rabbits, aviaries, and/or exotic animals are allowed on the property.
3. Any owner who was previously granted permission for a dog or cat may not replace that animal should it die or get lost without the written consent of the Trustees.
All pets are required to be registered by means of a photograph and the completion of the pet register. If an identification collar is worn, then details are to be included with the photograph. The register is kept by the Trustees.
4. Approved pets must not cause a disturbance at any time and owners shall be responsible for immediately picking up and safely disposing of the animal's excrement, both within their own section and on the Common Property.
5. Dogs must be on a leash when on the Common Property.
6. Owners of cats must be in possession of documentation confirming that the cat has been properly spayed and neutered.
7. The Trustees may withdraw such approval in the event of any breach of any rule or condition prescribed as part of the approval.

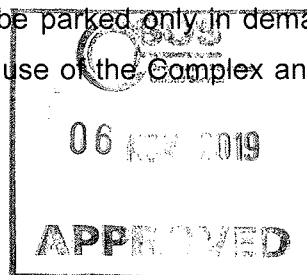


D. REFUSE DISPOSAL AND LITTER

1. The disposal of household refuse is the responsibility of the owners or occupants of the sections.
2. The household refuse to be disposed of must be in black plastic bags, and placed inside the green wheelie-bins situated on the open parking area, at the stairway entrance of each block of the Complex.
3. At no time may any refuse, including pet litter or excrement in plastic bags, be left outside front doors, or stairwells, or any other place on the Common Property.
4. Excess refuse, packing cases, builder's rubble, discarded furniture etc. must not be placed in the refuse bins or left in any Common Property, but is to be immediately removed off the premises by the owner or occupant.
5. An owner or occupant of a section shall not deposit or throw any rubbish; including dirt, cigarette butts, food scraps, or any other litter whatsoever, on the Common Property, over balconies, out of windows, or in the pool area.

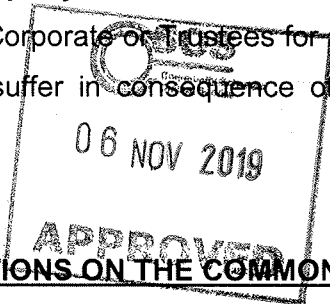
E. MOTOR VEHICLES AND PARKING AREAS

1. All Sections have at least one allocated underground parking space, which must be used for vehicle storage only. Additional vehicles must be parked only in demarcated open parking bays behind the Complex, which are for the general use of the Complex and may not be allocated for the exclusive use of an owner or tenant.



2. Owners and longer-term residents are to provide the Trustees with the details and registration numbers of their private vehicles. These will be posted in the guard huts at the entrance gates. All other vehicles will have their numbers recorded by the security personnel on a daily register.
3. Contractors are to sign in with the guards and to complete the entry check-list as per contractor's rules. They are not permitted to interfere with the parking of any owner/resident or their guests.
4. No owner or occupant is allowed to dismantle or repair any vehicle on any portion of the Common Property, or exclusive use area.
5. Owners and occupants of Sections must ensure that their vehicles, and the vehicles of their visitors and guests, do not drip oil or brake fluid on the Common Property. The cost of repairs to the tarmac will be borne by the owner of the Section.
6. No person may drive within the Common Property in any manner that creates a nuisance or is dangerous to other persons or their property.
7. For the safety of owners, tenants, guests, and their families in confines of the PRIVATE roads and parkings within the complex, the trustees shall make application to the Durban Metro Traffic Department for the display of the maximum speed limit signs of 20 km per hour to be adhered to at all times within the complex, in terms of Section 57. (10) of the National Road Traffic Act No. 93 of 1996.
8. Parking of caravans, trailers and boats is not permitted within the confines of the Complex.
9. Vehicles that are not roadworthy may not be parked on the Common Property for long periods of time, unless the written approval of the Trustees is obtained.
10. Any vehicle parked in contravention of the above Rules may be removed or towed away at the expense and risk of the owner of the vehicle.

Every vehicle is parked on the property at the owner or tenant's risk and responsibility. No liability shall be attached to the Body Corporate or Trustees for any loss or damage of whatever nature that the owner or any person may suffer in consequence of their vehicle being on the Common Property at any time.

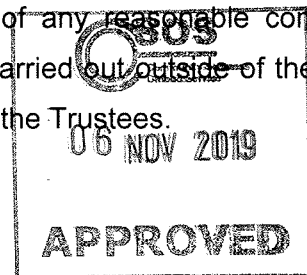


F. DAMAGE, ALTERATIONS OR ADDITIONS ON THE COMMON PROPERTY

1. An owner or occupant of a Section shall not mark, paint, drive nails or screws, or the like into, or otherwise damage or alter, any part of the Common Property without first obtaining the written consent of the Trustees. To request this consent, the owner should write to the Trustees care-of the Managing Agents, who will forward it to the Trustees, and the Trustees will consider the application and may approve it with specifications for the work to be done.
2. An owner or person authorized in writing by the Trustees, may install any locking device, safety gate, burglar bars, or other safety device for the protection of their Section, conditional upon the device being in sympathy with the rest of the Complex. The installed device must be kept in good order and repair.

G. DAMAGE, ALTERATIONS, OR ADDITIONS TO INTERIOR AND EXTERIORS OF SECTIONS

1. An owner or occupant of a Section is responsible for keeping their section in a state of good repair.
2. Any interior repairs and maintenance, of whatever nature, is the responsibility of the owner of the Section.
3. An owner, who fails to repair or maintain their Section in a state of good repair, or to maintain an area of the Common Property allocated for their exclusive use adequately, can be given written notice to repair or maintain it by the Trustees. If the owner thereafter persists in such failure for a period of 30 days the Body Corporate will remedy the owner's failure at the cost of the owner.
4. Owners must obtain written permission from the Trustees before installing air-conditioning units. The Trustees will advise on the specification and installation of such units. It is the owner's responsibility to maintain the air-conditioning unit and should the unit for any flat fall into disrepair, (including rusting that stains the painted surfaces surrounding the air-conditioning unit), then the Trustees have the right to remove the said unit at cost to the unit owner.
5. No owner or occupant of a Section may make any structural alterations or alternations that will change the outside appearance of their Section without prior written consent of the Trustees, under signature of the Chairperson.
6. Prior to any construction activities starting on a Section the owner must submit to the Trustees for approval a phased Project Plan that will allow the Trustees to ensure compliance with the Conduct Rules.
7. Noisy repair work (for example drilling and hammering) is permitted between 08h00 and 16h00 from Monday to Friday and between 08h00 and 12h00 on a Saturday (with no work to be carried out on Sundays or Public Holidays), but in the event of any reasonable complaint, it must be stopped immediately. Only emergency work may be carried out outside of these set hours, after notifying the Complex Supervisor, who shall also notify the Trustees.



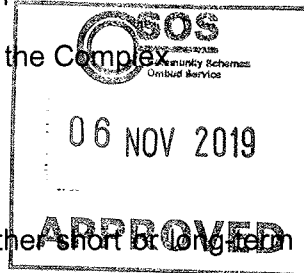
H. APPEARANCE FROM THE OUTSIDE

1. The owner or occupant of a Section shall not place or do anything on any part of the Common Property, including balconies, patios, steps, and gardens which, in the discretion of the Trustees, is aesthetically displeasing or undesirable when viewed from the outside of the Section.
2. The following items may not be visible on balconies or patios: washing, washing machines, washing lines, clothes horses, stoves, brooms and mops, boxes, fishing rods, "jumping gyms", children's toys, bicycles, shelves, or any other item except garden furniture, pot plants, and small braais that do not disturb the harmonious appearance.
3. The use of small braais on balconies is at the owner's sole responsibility and consideration must be shown to the surrounding Sections. The owner or occupant must take every precaution against a fire risk and generating excessive smoke.

4. Pot plants placed on patios must be kept in drip trays to ensure that they do not cause damage to the property.

I. STORAGE OF INFLAMMABLE MATERIAL AND OTHER DANGEROUS ACTS

1. An owner or occupant shall not store any material or do, permit, or allow to be done, any other dangerous act in the building or on the Common Property that will or may increase the rate of the premium payable by the Body Corporate on any insurance policy.
2. The storage of any inflammatory material such as petrol, paraffin, diesel, or any other substance likely to cause fire to the property, is not permitted.
3. Petrol or diesel electricity generators of any size may not be used within the Complex, unless prior consent has been obtained from the Trustees.
4. No firearms, pellet guns, BB guns, or any other guns may be discharged on the Common Property or in any of the sections.
5. No stones or any solid objects may be thrown or propelled on the Common Property.
6. Fireworks, of any description, are not permitted within the Complex.

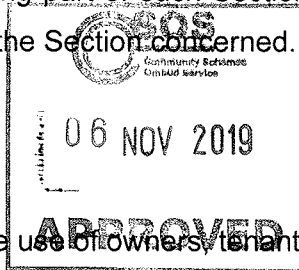


J. LETTING OF UNITS

1. Owners may let their whole Section to tenants for either short or long term periods. For security and administration reasons the owner of a Unit must inform both the Managing Agents and the Trustees of the identity and emergency contact details of the tenant for a long-term let. In the case of short-term letting, the Complex Supervisor shall be advised of the Letting Agent's or local manager's all-hours telephone number/s. The Complex Supervisor shall also inform the Board of Trustees of such contact details.
2. Owners may not let a divided portion or portions of their Section to a tenant.
3. In terms of the Sectional Titles Act, no room within a section may be used for a purpose other than reflected on the plans (e.g. using a balcony as a bedroom, or converting a bedroom into a kitchen).
4. The owner of a Section is responsible for the actions of the tenant. It is the responsibility of the owner of a Section to ensure that their tenant, or any other person granted rights of occupancy by the owner, is obliged to comply with these Conduct Rules, notwithstanding any provision to the contrary contained in any lease or any grant of occupancy.
5. It is the responsibility of the owner of a Section to ensure that their tenant is furnished with the most recent version of the Conduct Rules. An administration fee will be charged to the owner's levy account if it is necessary for the Trustees to provide the tenant with such copy of the Conduct Rules.
6. Unless by (previously approved) resolution of the Trustees, tenants may not keep pets on the property.

K. PEST CONTROL

1. An owner or occupant shall keep their Section free of white ants, borer, and other wood destroying insects.
2. An owner or occupant shall permit the Trustees, the Managing Agent, and their authorized agents or employees, to enter their Section from time-to-time for the purpose of inspecting the Section and taking such action as may be reasonably necessary to eradicate any such pests.
3. The cost of the inspection and eradication of such pests, as well as the cost of replacement of any woodwork or other material forming part of such Section that may be damaged by any such pests, shall be borne by the owner of the Section concerned.



L. SWIMMING POOL

1. The swimming pool is for the exclusive use of owners, tenants (occupants), and their guests.
2. The pool is not to be used before 06h00 or after 20h00 as the noise from the pool could disturb those owners and occupants who have Units near the pool.
3. Children under the age of 14 years must be accompanied whilst in the pool area by a "responsible person" appointed by the parent or guardian. This person is to be over the age of 16 years.
4. In the interest of safety, no glass or other breakable objects are permitted in the pool areas.
5. No person, (other than such person/s appointed to do so by the Trustees), is permitted to touch the pool filter, filter switches or pool equipment. Such person will be liable for the cost of repairs to any damaged property.
6. Screaming, rowdy, and boisterous behaviour is not permitted.
7. No ball games, surfboards, boogie-boards or other games likely to cause injury and/or inconvenience to others are permitted in the swimming pool or surrounding areas.
8. Animals are strictly prohibited from entering the pool area.
9. All owners, occupants and their visitors and guests are to keep the pool areas litter-free.
10. Persons coming from the beach are **required** to shower before using the pool as the sea sand blocks the swimming pool filters.
11. Use of the swimming pool is at one's own risk. The Body Corporate and the Trustees will not be held liable for any damages or injuries to anyone in the pool area.

M. GARDENS

1. The Trustees are responsible for overseeing the design and maintenance of the gardens, using gardening staff employed by the Body Corporate.

2. No owner or tenant may plant, remove, trim or cut any plant material within the Common Property, whether in the natural soil or in pot plants, without the approval of the delegated Trustee/s.

N. WATER USAGE

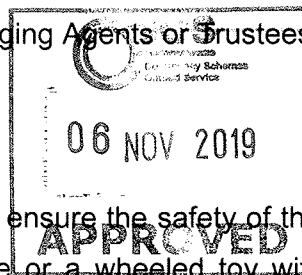
Due to the developer of Isikhulu not catering for separate metering of the water reticulation when the Complex was built, it is not possible to accurately allocate water usage to individual Units. The Complex water bill is thus funded from the levies paid by all owners. Nevertheless, the Trustees monitor water usage on a weekly basis and draw the owners' attention to excessive use, when there are water shortages in the winter months. Owners are urged to use water wisely and to report any leaks in their Section or when seen on Common Property to the Managing Agents or Trustees.

M. ROLLER-SKATES, SKATEBOARDS AND BICYCLES

1. It is the responsibility of every parent / guardian to ensure the safety of their child when he or she is roller-skating, skateboarding, or riding a bicycle or a wheeled toy within the confines of the complex.
2. The parent / guardian will be liable for any damage caused and complainants must resort to common-law for remedy of any dispute. However, persistent noise from some roller-skates, skateboards, and plastic ride-on toys should be limited to very short periods of time (such as going from the unit to the gates and returning, when exiting or re-entering the Complex to go onto or return from the public side-walks and promenade), to minimise the noise nuisance factor.
3. To ensure the safety of children the use of the above is discouraged after 16h00 from Monday to Friday (peak traffic time), and after dark (poor visibility).

N. DOMESTIC WORKERS AND COMPLEX STAFF

1. Every owner or occupant is responsible for the conduct of their domestic workers and must ensure that their workers understand and abide by the Conduct Rules.
2. Owners and tenants may only provide accommodation for domestic workers in a recognised bedroom within a section, and limited to 2 persons per bedroom as in rules A.5. and J.3., as there is no provision made for any accommodation on the common property.
3. The Body Corporate staff, which includes the maintenance personnel and security guards, report directly to the Complex Supervisor via the Trustees and as such receive their instructions from that person only. No owner or occupant shall request personal duties to be carried out by any member of staff employed by the Body Corporate during the regular working hours of the employee.
4. Any complaints about the Body Corporate staff must be directed to the Chairman of the Trustees in writing, through the Managing Agents. Residents are not permitted to remonstrate, discipline, or enter into a dispute with any staff member directly.

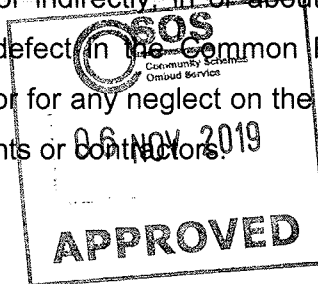


M. INSURANCE CLAIMS

In the event of any damage having been caused to the exterior of the Section through storm, fire, or through another cause, it will be the responsibility of the owner of the Section to inform the Managing Agent timeously, in writing, so as to facilitate the obtaining of quotations and submission of insurance claims.

N. LIABILITY

1. Should any damages to any part of the Common Property occur, either wilfully or by negligence, caused by any person; whether owner, occupant, child, visitor, guest, domestic worker, or any other, the owner shall be held responsible for the cost of repair to such damage.
2. The Body Corporate, Trustees or their agent shall not be responsible, or liable for any injury or loss or damage of any description which any owner or occupant of a Section, or any member of their family, their employee/s, their visitor/s or their guest/s, may sustain physically, or to themselves or their property, directly or indirectly, in or about the Common Property or in the individual Section, by reason of any defect in the Common Property, its amenities, or in the individual Section, or for any act done or for any neglect on the part of the Body Corporate or any of the Body Corporate employees, agents or contractors.



22. ENFORCEMENT OF CONDUCT RULES

1. With the approval of the requisite majority of the Body Corporate, the Trustees may introduced a Fines Policy (available from the Managing Agents on request) that sets out the circumstances under which fines may be imposed on owners for repeated breaches of the Conduct Rules. The scale of fines contained within the Schedule of Fines may be amended from time-to-time, by requisite majority at an AGM, Special General Meeting, or by a poll amongst the owners, either by door-to-door visits, or by electronic correspondence. Non-replies to electronic correspondence regarding a poll shall be considered to be an agreement with the proposed amendments.
2. An owner or occupant of a Section will receive written warning for contravention of any of the above-mentioned Conduct Rules, and be given an opportunity to respond, whereafter a fine will be imposed according to the Schedule of Fines in the Policy document.
3. An administration fee may also be charged to the owner's levy account for every subsequent correspondence required for the enforcement of **these Conduct Rules**.
4. Any owner will be liable for all legal costs, and any other expenses, by the Body Corporate in enforcing contraventions of any of the Conduct Rules of the Complex, or the provisions of the Sectional Titles Act.

By order of the Board of Trustees: Isikhulu Body Corporate.