

AMENDMENTS TO MANAGEMENT RULES

1. Amplification of Management Rules
 - 1.1 In terms of Section 32 (4) of the Act the Developer substitutes the following Rule 31(1) and determines that:

31(1) The liability of the owners to make contributions and the proportions in which the owners shall make contributions for the purposes for section 37(1) of the Act shall, with effect from the date upon which the Body Corporate comes into being, be borne by the owners in accordance with the Schedule of Estimated Levies (Annexure “H”)
2. The following rules are added
 72. Developer Trustees: For so long as the Developer is the registered owner of any Unit or the registered holder of any real right in the Scheme, the Developer shall at all times be entitled to appoint one trustee.
 73. Exclusive Use Areas: Exclusive Use Areas attaching to Sections on the ground level of the Scheme will be landscaped and maintained in such a way as may be prescribed by the Body Corporate from time to time and carried out by contractors employed by the Body Corporate only. The owner of such a ground floor Section will be responsible for the costs of such services, which cost the owner shall refund to the Body Corporate and which shall form part of such owner’s levies due from time to time to the Body Corporate. The owner will ensure that the contractors have access to the Exclusive Use Area/s at all reasonable times for the purposes of landscaping and/or maintenance of the Exclusive Use Area/s.
 74. House Rules: The Trustees are empowered to improve such rules and regulations as may in their sole discretion be necessary for the efficient and proper day to day management and running of the Scheme (the “House Rules”)(which House Rules may be imposed in relation, but in no way limited to, the use of swimming pools, security and access, waste removal, visitors’ parking bays and the recreation area), provided that the House Rules so imposed will not in any way conflict with the Act or with the Management and Conduct Rules of the Scheme or with the Constitution of the Hout Bay Water Club Owners’ Association.
 75. Sections which are store rooms and/or parking bays shall only be owned by owners of Sections which are apartments.
 76. Visitors’ parking bays forming part of the Common Property shall not be let, nor shall any rights over or in respect of such visitors’ parking bays be granted to any person.
 77. No person/s using or having access to any swimming pool in the Scheme (whether situated upon Common Property, Sections and/or Exclusive Use Areas) shall have any claim against the Body Corporate for any loss, injury, death or damage howsoever arising as a result of that person/s use or access to the swimming pool and the Body Corporate is accordingly indemnified against any loss, injury, death or damage by any such person/s.