

AMENDMENT TO CONDUCT RULES

The Conduct Rules contained in Annexure 9 to the Act are hereby amplified or added to as follows:

1. Rule 1 will be substituted with the following:
“The owner or occupier of a Section shall not keep any animal, reptile or bird in a section (which shall include a terrace, balcony or garden) or on the Common Property or any Exclusive Use Area”.
2. Rule 3 shall be amplified by the additions of the following sub sections:
 - 3(5) Parking Bay Sections may be used for the parking of vehicles only and no items of whatsoever nature may be stored, albeit temporary, within the are of a Parking Bay Section.
 - 3(6) Vehicles may only be washed in those areas of the Common Property that re specifically designated for that purpose.
 - 3(7) Visitors to the Scheme shall be entitled to park vehicles upon parking bays designated for use by visitors (“Visitors Parking Bays”). The Visitors Parking Bays shall be subject to such House Rules as may be imposed by the Trustees.
3. Rule 5 shall be amplified by the addition of the following words, “or which does not take cognisance of the environment in which the Scheme is situated”.
4. Regarding alterations to Sections or Exclusive Use Areas:
 - 4.1 No radio or television aerials may be attached to the exterior of Sections (which shall include balconies, terraces or gardens) or Exclusive Use Areas.
 - 4.2 No air-conditioning units, awnings, blinds, screens, canopies may be installed on the exterior of a Section (which shall include balconies, terraces or gardens) or Exclusive Use Area unless such installations have been approved in wiring by the Trustees in their sole discretion. The prohibition in the rule relating to air conditioning units, includes air-conditions units installed inside a Section or Exclusive Use Area which is to any way visible from the outside.
 - 4.3 Without limiting the generality of rule 7.2, the noise from any air-conditioning unit installed in a Section or Exclusive Use Area shall not be of a level or pitch so as not to be audible to any other owner or occupier in the Scheme.
5. The burning of wood or coal in or outside of a Section, Exclusive Use Area, balcony, terrace and/or Common Property of the Scheme shall not be permitted.
6. No owner or occupier shall in any way obstruct or cause or allow any obstructions or corridors, lobbies, entrances, exits, pathway, stairwells or any other part of the Common Property.
7. Security of any access to and from the Scheme shall be managed by a security company to be employed by the Body Corporate and the owners and occupiers of and visitors to the Scheme, will be subject to any security measures imposes by the security company and/or the Trustees.
8. Owners, occupiers and their guests shall be entitled to use and enjoyment of the part of the Common Property which has been set aside as are creation area subject to the House Rules.
9. Regarding the use of Swimming Pools:
 - 9.1 Swimming Pools, whether part of the Common Property (“communal swimming pool”) or forming part of a Section and/or Exclusive Use Area, are used at the sole risk of owners, occupiers, members of their households, and their guests and the Body Corporate shall be deemed to have been indemnified against claims of whatever nature arising from such use.
 - 9.2 The communal swimming pool is for the use of owners, occupiers, members of their households, and their guests only.
 - 9.3 Use of the common swimming pool shall not be permitted outside the times prescribed by the Trustees.
 - 9.4 No children under the age of 14 (fourteen) years shall be entitled to use the communal swimming pool unless at all times accompanied by an adult.

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- 9.5 No glass containers or glass objects shall be brought in the communal swimming pool area.
- 9.6 Safety gates to the communal swimming pool and swimming pools forming part of Section and/or Exclusive Use Area shall be kept closed at all times.
- 9.7 If a swimming pool forms part of a Section and/or Exclusive Use Area, then
 - 9.7.1 the owner of the Section concerned shall ensure that the use, maintenance and cleaning of the swimming pool and machinery and equipment necessary for such purposes, do not cause any disturbance or discomfort to owners or occupiers of other Sections in the Scheme.
 - 9.7.2 the owner of the Section concerned will be responsible, at his own cost, for the care, maintenance and repair of the swimming pool;
 - 9.7.3 the Body Corporate shall bear no liability whatsoever arising from any loss or damage to property or loss, injury or death any person may suffer as a result of the use or access to any such swimming pool. The owner of the Section and/or Exclusive Use Area of which the swimming pool forms part shall be personally liable for such loss, damage, injury or death.