ORIBI RIDGE CONDUCT RULES

It is the responsibility of any owner to ensure that a copy of the Rules is handed to any tenant upon taking occupation of his/her unit and to ensure that his tenant complies fully with these rules.

The "Trustees" shall mean the Trustees of the Oribi Ridge Home-Owners Association.

1. ANIMALS, REPTILES AND BIRDS

An owner or occupier of a unit shall not keep or harbour in the buildings or on the common property any animals, reptiles, or birds without the prior written consent of the trustees (which approval may not unreasonably be withheld).

The Trustees shall have the right to withdraw such approval and require any such animal or other pets to be removed forthwith and permanently from the buildings where this Rule, in the absolute discretion of the trustees, is not observed.

In no event shall an animal or other pet be permitted in any of the public portions of the buildings or any other part of the common property unless controlled on a leash.

In accordance with the provisions hereof keeping or harbouring an animal or other pet, such person shall not allow such animal other pet to foul or damage any part of the common property or otherwise cause a nuisance or disturbance to other occupants in the buildings this includes being of any kind of threat to residents in the scheme.

2. OUTSIDE APPREARANCE OF COMPLEX:

The owners or occupants of a unit used for residential purposes shall not place or do anything on any part of the common property, including balconies, patios, stoops, windowsills under staircases and gardens which, at the

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discretion of the Trustees, is ascetically displeasing or undesirable when viewed from the outside of the unit.

Owners must ensure that the appearance - including but not limited to paintwork on walls and window frames (where applicable), lawns, gardens and paving - of units remains neat and are maintained properly. The definition of "neat" and "maintained properly" is at the discretion of the Trustees.

3. SIGNS AND NOTICES:

No owner or occupant of a unit shall place any sign, notice, billboard, or advertisement of any kind whatsoever on any part of the common property or of a unit, to be visible from the outside of the unit, without the written permission of the Trustees. This includes estate agent boards.

4. LITTERING:

An owner or occupant of a unit shall not deposit, throw or permit or allow be depositing or throwing on the common property and/or ground floor gardens any rubbish, including dirt, cigarette butts, foods, scraps, renovation rubble or any other litter whatsoever. Rubbish bags and bins must be kept in designated areas only.

Rubbish bins should be kept out of sight and removed on the same day after refuse collection.

5. NOISE:

Due consideration must be given to the other residents at all times. No Owner or occupant shall do or permit to be done anything, which constitutes a nuisance to the other residents, or permit or make any disturbance or noise or allow any children, guests, tenants, or any other person for whom he/she is responsible to make any disturbance or noise which the Trustees in their

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discretion would constitute an invasion of the rights or privacy of the owners and occupants of the property.

No work of a noisy nature shall be carried out on Sundays or Public Holidays. The interpretation of "noisy" is to be at the sole discretion of the owners.

6. ALTERATIONS:

An owner or tenant shall not make any alterations to his unit or the common property, which affects the appearance of the building in any way whatsoever, without the prior written approval from the Trustees given by special or unanimous resolution. An owner or tenant shall not make alterations to his unit or the common property, which are likely to impair the stability of the building or the amenity of the other units or the common property.

An owner or tenant shall not make any other alterations to his unit without notifying the Trustees of their intention; and

a) may not alter, add to structurally or decoratively, or in any way change the appearance of any portion of any unit, whether owned or occupied as of right or not, without prior written consent of the Trustee.

b) may not without the written permission from the Trustees, erect any blind, awning or balcony or patio enclosure. The Trustees are empowered to impose such conditions as they deem necessary in regard to type and colour of any blind, awning or balcony enclosure being erected with their permission; curtains should show a white or cream colour on the outside.

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7. GARDEN:

No one may remove or plant flowers on the common property. If any owner wishes to undertake work on or to the common garden himself/herself, he/she must obtain written permission from the Trustees.

8. LETTING OF UNITS:

No units may be let for a period of less than 6 months.

All tenants of units granted rights of occupancy by any owner of the relevant units are obliged to comply with these conduct rules, notwithstanding any provision to the contrary contained in any lease or any grant of rights of occupancy. In particular, no business may be conducted from the premises.

An owner of a unit shall be obliged to ensure that any tenant or other person granted rights of occupancy by him is obliged:

- To comply with these Conduct Rules, a copy of which shall be handed to such occupant before the tenant's date of occupancy, notwithstanding any provision to the contrary either by work of mouth or in writing in any lease or any grant of rights of occupancy.
- To notify the Trustees in writing within 14 (fourteen) days of the date of conclusion of a lease of his unit of the full names of his tenants and of the period of the lease and confirm that such tenants have been handed copy of the Rules.
- At the commencement of termination of the lease, to move household goods and possessions in or out of his unit, only between the hours of 07h00 and 22h00.

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9. DAMAGE, ALERATIONS OR ADDITIONS TO THE COMMON PROPERTY:

An owner or occupant of a unit shall not mark, paint, drive nails or screws of the like into or otherwise damage or alter or add to any part of the common property without first obtaining the written permission of the Trustees. An owner or person authorised by him may install:

9.1 Any locking device, safety gate to conform with those in existence, burglar bars or other safety device for the protection of the units: or

9.2 Any screen or other device to prevent the entry of animals or insects, provided that the Trustees have first approved in writing the nature, colour and design of the device and manner to its installation.

10. TRANSGRESSION OF RULES:

If an owners' whether by himself or by his lessee, invitee, guest or employee commits a breach of any of these Rules and fails to remedy such breach immediately, or within a period of seven (7) days after the giving of written notice authorized by the trustee, the body corporate shall be entitled to take such action as may be available to it by law.

A breach of any Rule by an owner or occupier will attract a first warning.
The second offence will attract a fine of R200 (two hundred Rand) and each subsequent offence will be increased by an additional R100 (one hundred Rand) respectively.

Fines are charged directly to the Owner's levy account.

11. SAFETY AND SECURITY:

Owners and occupiers of units shall not admit or encourage remaining on the common property, any hawkers, vendors, or persons promoting or selling goods door-to-door, nor admit persons that they do not personally know, on

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behalf of another owner or occupier. These Rules shall likewise apply to guests and employees of owners and/or occupants of units while they are in the builds and/or common property.

No person may stand upon, climb, or jump on to, or over the vehicle security gates or the boundary walls and fences.

12. MOTOR VEHICLES, USE OF DRIVEWAYS AND PARKING AREAS:

Owners or occupiers of units shall observe and shall ensure that their visitors and guests: -

- Observe any road signs on the common property.

- Do not drive their vehicles within the common property in any manner, which creates a nuisance or is considered by the trustees not to be in the interest of safety.

- Vehicles and motorcycles may be parked only on such areas of the common property as are indicated specifically on the parking bay allocation plan or approved by the body for that purpose and in such a way that the flow of traffic access to and ingress from is not obstructed.

- An owner or occupier of a unit shall ensure that such exclusive use area for parking purposes is not used by him, his visitors or his guests unless that owner or occupier is entitled to use such exclusive use area.

- Two vehicles may not occupy one parking bay.

- No trucks, motor homes, caravans, boats, trailers or other heavy vehicles may be parked on the common property without the prior written consent of the trustees.

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- The trustees may cause to be removed or towed away, at the risk and expense of the owner of the vehicle, any vehicle parked, and standing or abandoned on the common property without the trustees consent.

- Damaged vehicles and vehicles that are not in general use, drip oil or brake fluid on the common property or in any other way deface the common property or that are not roadworthy may not be parked on the common property other than for such short period as may be approved by the trustees, and with their prior written consent.

- No person may dismantle or effect major repairs to any vehicle on any portion of the common property, an exclusive use area or in a unit.

- Motor hooters shall not be sounded within the common property, save to serve as a warning of imminent danger in an emergency.

- Vehicles may only be washed by hand i.e. buckets of water if done in common areas.

- The parking of vehicles upon the common property is subject to the express condition that every vehicle is parked at the owner's risk and responsibility and that no liability shall attach to the Body Corporate or HOA its Agenda or any person claiming through or under him, may suffer in consequence of his vehicle having been parked on the common property.

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