

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 5 shall be amplified by the addition of the following words, "or which does not take cognisance of the environment in which the development scheme is situated".
3. Regarding alterations to Sections or Exclusive Use Areas, a new Rule 11:
 - 11.1 No radio or television aerials may be attached to the exterior of sections (which shall include balconies, terraces or gardens) or Exclusive Use Areas.
 - 11.2 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 writing by the Trustees in their sole discretion. The prohibition in the rule relating to air-conditioning units, includes air-conditioning units installed inside a section or Exclusive Use Area which is in any way visible from the outside.
 - 11.3 Without limiting the generality of rule 11.2, 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 development scheme.
 - 11.4 An owner may not enclose, paint and/or decorate the exterior walls of the balcony area included in a section without the prior written consent of the Trustees.
 - 11.5 **An owner may only install white globes on balconies. No colour globes to be used.**
 - 11.6 **An owner may only place natural colour anodised aluminium patio furniture on balconies.**
 - 11.7 **Owners to provide blinds, in either natural materials such as timber or reeded blinds, or else in natural colour shades, such as beiges, whites and sandstone. All in keeping with the internal and external colour palette of the building. Curtains area to be lined with white linings.**
 - 11.8 **An owner may only place terracotta pots of a natural colour on balconies.**
 - 11.9 An owner may not install internally or externally any trellidor or security gate or burglar bar without the prior written approval of the Trustees.
4. A new Rule 12:

No owner or occupier shall in any way obstruct or cause or allow any obstruction of corridors, lobbies, entrances, exits, pathways, stairwells or any other part of the Common Property.

5. A new Rule 13:

The burning of wood or coal **or gas** in or outside of a section, Exclusive Use Area, balcony, terrace and/or Common Property of the development scheme shall not be permitted. **Only the penthouse units which have existing braai areas installed by the Developer, may utilise these areas for braaing.**

6. A new Rule 14:

Security of and access to and from the development 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 development scheme, will be subject to any security measures imposed by the security company and/or the Trustees.

7. A new Rule 15:

Owners, occupiers and their guests shall be entitled to the use and enjoyment of that part of the Common Property which has been set aside as a recreation and/or leased area subject to the House Rules and the rights of the tenants of the retail sections to the exclusive use of such recreation and/or leased areas.

8. A new Rule 16, regarding the use of the Swimming Pool:

The Body Corporate, together with the third party operator/s of the Lifestyle Centre, may make rules from time to time, regarding the use, control, upkeep, maintenance, repair and management of the swimming pool, as determined by the provisions of the lease agreement/s between the Body Corporate and the third party operator/s.

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