

## **ANCHORS AWEIGH - CONDUCT RULES**

**(Section 35 (2) (b) of the Sectional Titles Act, 1986)**

**Sectional Plan number SS672/ 1996**

### **1. ANIMALS, REPTILES, AND BIRDS**

- a) An owner shall not, without the consent in writing of the Trustees, which approval may not be unreasonable withheld, keep any animal, reptile or bird in a section or the common property. Only permanent owners living at the resort may keep a dog and it may be replaced after it has died. Tenants may not keep dogs.
- b) When granting such approval, the trustees may prescribe any reasonable condition.
- c) The Trustees may withdraw such approval in the event of breach of any condition prescribed in terms of 'sub-rule (b)
- d) One dog and 3 birds will be permitted.
- e) Only owners can bring their animals to the resort, (small dogs only) ± Foxterrier size. Permission must be requested from the trustees.
- f) Dogs must be spayed and proof of such must be handed to the Trustees. (Pick up your dog's phoo!) When dogs are taken for a walk they must be on a leash.
- g) Animals must be registered with the Trustees and when requested owners must be able to furnish proof of consent to keep the animal.

### **2. REFUSE DISPOSAL**

An Owner or Occupier of a section shall –

- a) Maintain in a hygienic and dry condition, a receptacle for refuse within his section, his exclusive use area or on such part of the common property may be authorized by the Trustees in writing.
  - i. Ensure that all refuse is placed in plastic bag. Owners are to buy their own dustbins.
  - ii. For the purpose of having the refuse collected; place such receptacle within the area at the times designated by the Trustees.
- b) No boxes - tear up and put in refuse bags.
- c) No broken glass, stones or grass may be placed in refuse bags. Broken glass must be wrapped in paper. Refuse bins may not be used for any purpose other than for refuse.

### **3. VEHICLES**

- a) No owner shall park in such a fashion as to obstruct his neighbour.
- b) Owners to park at designated parking spaces.
- c) Visitors to park at visitors parking areas and not between the units in peak periods
- d) The Trustees may cause to be towed away, at the risk and expense of the owner of the vehicle, any vehicle standing or abandoned on common property without the Trustee's consent.

- e) Owners and Occupiers of sections shall ensure that their vehicles, and the vehicle; of their visitors and guests, do not drip oil or brake fluid on to the common property.
- f) "No Owner or Occupier shall be permitted to dismantle or effect major repairs to any vehicle on any portion of the common property, an exclusive use area or in a section, Emergency repair work must be done with, consent of the trustees,
- g) A speed limit of 20 km/lt shall not be exceeded.
- h) Road signs must be strictly adhered to at all times.
- i) No caravans or tents will be allowed next to units.
- j) Identity disc stickers available from the trustees must be visible in all vehicles **and** visitors must have a visitors sticker obtainable from security and must be visible at all times.

#### **4. ATV and MOTORBIKES**

- a) No persons under age will be allowed to drive a 4 wheeler or motorbike.
- b) Only persons with a valid license for a motorbike and/or four wheel cycles are permitted to drive on the resort at designated areas and only between the hours of 9am to 5pm, and not on Sundays.
- c) Must adhere to the speed limit

#### **5. BOATS**

- a) No boats will be allowed to park between the units
- b) Only designated parking areas will be allowed
- c) Washing boats will only be permitted down at the ski-boat club area.
- d) Cleaning of fish only at the ski-boat club- entrails, heads and scales of fish must be disposed of by the boat owners and not left in bags or dustbins.

#### **6. DAMAGE, ALTERATIONS OR ADDITIONS TO THE COMMON PROPERTY**

- a) An Owner or Occupier of a section shall not mark, paint drive nails or screws or the into, or otherwise damage, or alter, any par' of the common property without first obtaining, the written consent of the Trustees,
- b) Notwithstanding sub-rule (a), an Owner or person authorized by him, may install -
  - i. Any locking device, safety gate, burglar bars or other safety devices for the protection of his section; or
  - ii. Any screen or other device to prevent the entry of animal or insects.

Provided that the Trustees have first approved in writing the nature and design of the device and the manner of its installation

#### **7. APPEARANCE FROM OUTSIDE**

The owner or Occupier of a section used for residential purposes shall not place or do anything on any part of the common property, including balconies, patios, Stoeps, and gardens which, in the discretion of the Trustees, is aesthetically displeasing or undesirable when viewed from the outside of the section e.g. hanging of blankets, clothes or towels.

#### **8. SIGNS AND NOTICES**

No owner or Occupier of a section, used for residential purposes, shall place any sign, notice, billboard or advertisement of any kind whatsoever on any part of the common property or of a section, so as to be visible from outside the section, without the written consent of the Trustees first having being obtained.

9. **LITTERING**

An Owner or Occupier of a section shall not deposit, throw, or permit or allow, to be deposited or thrown, on the common property any rubbish, including dirt, cigarette, butts, food scraps or any other litter whatsoever.

10. **LAUNDRY**

Any Owner or Occupier of a section shall not, without the consent in writing of the trustees, erect their own permanent washing line.

11. **STORAGE OF INFLAMMATORY MATERIAL AND OTHER DANGEROUS ACTS**

An, Owner or Occupier shall not store any materials, or do or permit or allow to be done, and other dangerous act in the building or on the common property which will or may increase the rate of the premium payable by the Body Corporate on any insurance policy and in accordance with fire regulations.

A fire extinguisher of a capacity of 7kg/200sqm (powder) must be placed in each unit (near the door). Owners are reminded that they must be serviced once per year.

12. **LETTING AND USAGE OF UNITS**

- a) All tenants of units and other persons granted rights of occupancy by any owner of the relevant unit 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.
- b) No sleeping on verandas, under lapa's or in cars allowed.
- c) Only 6 persons per toilet are allowed per unit as per the municipal bylaws.

13. **ERADICATION OF PESTS**

An Owner shall keep his section free of white ants, borer and other wood destroying insects and to this end shall permit the Trustees, the managing agent, and their duly authorised agent\* or employees, to enter upon his section from time to time for the- purpose of inspecting the section and taking such action as may be reasonable necessary to eradicate any such pests. The cost of the inspection, eradicating any such pests as may be found within the section, replacement of woodwork or other material forming part of such section, which may be damaged by any such pests shall be borne by the owner of the section concerned. The owner will be notified of such inspection date.

14. **FIREWORKS**

- a) No fireworks shall be permitted on or at the resort. Firework displays can be organized in conjunction with the TLC on the beach.

- b) Residents are to make sure any braai fires or flames are put out properly before going to sleep, at night.

15. **BUILDING**

See Rules and Regulations

16. **CARAVANS and TENTS**

- a) No caravan; or tents will be allowed next to units.
- b) No living in caravans, trailers or tents.
- c) Written permission is required from the trustees to bring caravans, trailers or tents to the premises to be stored.

17. **SEPTIC TANKS**

No cigarette buds, sanitary towels, or plastic to be washed down toilets.

18. **FEEDING THE MONKEYS**

Do not feed the animals especially the monkeys.

No one is allowed to shoot or hurt any animals on the resort.

19. **SLAUGHTERING OF ANIMALS OR BIRDS**

The ritual slaughtering of animals for religious or cultural purposes only shall be permitted within the confines of a section (i.e exclusive use area) subject to the following conditions:

- a) At least two weeks written notice of the intended religious or cultural event requiring such ritual slaughter shall be given to the Trustees, specifying the date and time of the proposed slaughter, the type of animal to be slaughtered and the name and qualification of the person who will carry out the slaughter;
- b) Confirmation is required that the animal will be brought onto the premises immediately prior to the slaughter and that the carcass and all remains of the animal, will be removed immediately from the premises after the act of ritual slaughter;
- c) A notice from the local authority shall accompany the above notice confirming that all by-laws with regard to the ritual slaughter have been complied with;
- d) A notice from the health department shall accompany the above notice confirming that health department specifications with regard to the ritual slaughter have been complied with;
- e) Notice in writing shall be given to all adjacent units of the date and time of the proposed slaughter, 7 days prior to the event;
- f) A certificate from the SPCA shall accompany the above notice confirming that an official from the Society will be present at the proposed event to ensure that the animal to be slaughtered will not endure unnecessary pain and suffering;
- g) Failure to comply with the above shall entitle the body corporate to prevent such ritual from going ahead

## **20. MAINTENANCE**

It is the responsibility and obligation of the owner to maintain:

- a) Fire extinguishers  
The fire extinguisher that is kept inside the unit once per year and to submit proof that this is done to the trustees each year. Please note that if this is not done the insurance can repudiate a fire claim and you will be held responsible for the damage caused to your unit and possible the neighbouring units as well.
- b) Outside taps  
All leaks from the stop cock to the unit is the owners responsibility to have fixed
- c) Retaining walls
  - i. If the owner inherited the unit with a retaining wall then the body corporate will maintain it
  - ii. Where owners have created the retaining wall themselves, the owner must maintain it
  - iii. If an owner has filled in the ground (or hollowed out the ground) to create a stoop or parking area, then it is the owners responsibility to maintain it.
- d) Lapa's, carports and awnings
- e) Fascia's for carports and awnings

## **21. GENERAL MEETINGS OF THE BODY CORPORATE**

Any general meeting of the body corporate may be held outside the magisterial district of Anchors Aweigh and owners will be notified of such meeting including date, time and venue.

## **22. NOTIFICATIONS**

Notifications will be sent to owners to the same address where the owner receives their levy statements, by post to a postal address, by fax, or by email.

## **23. OWNERS DOMICILIUM**

The owner is legally obligated to notify the trustees/managing agent of their domicilium address and residential address. Owners are to keep their full contact records up to date at the managing agent.

## **24. LEVIES**

Levies are payable on 1st and in advance for each month. If levies are in arrears, a notice will be sent to the owners and the owner will be charged for this notification. If not paid after the notice was sent, the trustees will terminate the electricity connection to the unit. The electricity will only be re-connected once proof of payment has been received. There will be a disconnection and reconnection fee, which will be placed on the levy account and for which the owner will be liable to pay.

Should the trustees hand the account over to the attorneys for collection, the full financial years levy will be summonsed for and will become payable.

Levy clearance figures for the full financial year will be given to transferring attorneys for units that are sold.

## 25. HANGING BRIDGE RULES

### Owners Responsibility

The hang bridge over the river has been placed there to cross the river and gives a shorter route to the beach. Some activities identified that must not be done and can render you liable for prosecution have been identified below. Owners must inform their children and guests that these activities and fooling around on the bridge is dangerous. Therefore, in this environment you as owner need to teach your children not to play or sway on the bridge.

<b>High risk Activities identified</b>	<b>Reason and recommended method</b>
Running across the bridge	Slipping and falling - Normal Walking pace
Purposely swaying the bridge to and fro	Excessive stress is placed on cables and shackles
Normal swaying of the bridge	When swaying is excessive just stop moving and wait till swaying slows down
Jumping up and down on the bridge	Excessive stress is placed on cables and shackles
Climbing or clinging onto the cables	Risk of falling – Stay inside bridge
Tampering with any part of the bridge	Serious offense - Prosecution
Diving off the bridge	Serious offense - Prosecution
Do not carry small children on your shoulders	Should you trip - child might fall over the bridge
ONLY A 1000kg is allowed at any one time	Equivalent of normal proportioned adults = 8

## 26. SWIMMING POOL RULES

Children under the age of 10, non swimmers and physical challenged persons are only allowed to use the facility under the supervision of such parent or care keeper.

- The making of open fires is prohibited within the pool area.
- No running, diving and boisterous fooling around is allowed.
- No glass containers may be used in pool area.
- No pets allowed in the pool area.
- No person may interfere with the swimming pool keeper or any official of the Municipality in the execution of their duties.
- No person may use the pool whilst knowingly or is suspecting of suffering from any communicable or contagious disease.
- No person may urinate, defecate, spit or blow his nose in the swimming pool.
- No nude swimming or sunbathing is permitted in the swimming pool area. Appropriate attire to be used at all times.

- Persons making use of the pool do so at their own risk and the body corporate do not accept responsibility for any injury or death or incident that may result in any form of legal action at any time.
- No person will enter the pool in an obviously intoxicated condition or of unkempt appearance.

## **27. HEALTH AND SAFETY**

The onus is on every owner (resident) to take all reasonable precautions to safe-guard all the residents and general public from injury or risk to health and safety within these premises.

Report any unsafe area to the trustees.

Maintain a high standard of housekeeping.

Take all necessary precautions to prevent injury to self or others.

## **28. INTERNAL RENOVATIONS**

Any internal renovations that will interfere with the structure of the buildings, shall be applied for in writing to the trustees prior to commencement. All plumbing or electrical renovations must be approved by the Trustees in writing prior to commencement of such renovations.

## **29. DAY VISITORS**

There is a limit for day visitors of 12 per unit without the prior approval of the trustees in writing.

## **30. NOISE AND NUISANCE**

The owner or lawful occupant of any section shall:

a) Not play or cause or permit to be played any radio, television set, tape or other recorder, amplifier or any musical instruments, or such like, in or about the building in a manner or at any time which causes irritation or disturbance to any other owner or lawful occupant or to any other person.

- After 22h00 Sunday to Thursday and after midnight Friday and Saturday, owners are requested to refrain from making any noise relating to parties or such events in or around the complex.
- Not give or cause or permit to be given anywhere in the building any singing, dancing or music lessons.
- Not in any way cause or permit to be caused any noise whatsoever, from lawn mowers, weed eaters, power tools, or any equipment which causes an unreasonable inconvenience to any other owner or lawful occupant between the hours from 7.00pm to 7.00am.
- No hooting or hooters, shall be sounded on the common property at any time.
- No speeding or revving of motor cars, motor bikes, and such like vehicles are permitted on the common property.

## **31. FIRE HYDRANTS**

Fire hydrants may under no circumstances be used to wash vehicles, or used for any other purpose other than in the event of an emergency.

### **32. GENERATORS**

No generators are allowed.

### **33. DAMAGE TO COMMON PROPERTY**

Any damage to any portion of the common property by an owner, his family, his tenant, servants or his visitors shall be made good by the owner to a standard acceptable to the Trustees Committee. The Trustees Committee will reserve the right to repair any damage at the expense of the owner should the owner fail to repair such damage within 30days.

### **34. SECURITY**

All owners and residents should take responsibility to protect their own cars and belongings

### **35. ELECTRICITY AND WATER SUPPLY**

No owner or occupier of a section may tamper with or have any work or repairs done to any water of electrical supply or apparatus on the common property. Any electrical faults on the common property must be reported to the Trustees or the Managing Agent.

### **36. INDEMNITY**

The Board of Trustees/Body Corporate and/or their agents shall not be liable to any section owner or tenant for any injury or loss or damage of any description which the section owner or tenant and/or any member of the section owner or tenant's family, visitors or guests, or any employee or servant or any relative, friend, acquaintance, visitor, invitee or guest of the section or tenant may sustain physically on his or their property, directly or indirectly in or about the common property or individual units or in or about the common property buildings or in or about part of the building and or/ground in which the common property or individual units are situated, by reason of any defect in the common property or individual units, or for any appliances whatsoever in the building or grounds in which the common property or individual units are situated or for any act done or any neglect on the part of the Body

Corporate/Board or Trustees or any of the Body Corporate's employees, servants or agents. The Body Corporate/Board of Trustees or the agent's representatives and servants accept no responsibility or liability of whatsoever nature in respect of the receipt or the non-receipt and delivery of goods, postal matters or other correspondence.

### **37. EXCLUSIVE USE AREAS**

R8.00 per square meter will be charged per square meter for exclusive use areas (can be amended by the trustees from time to time)

### **38. CONTRACTORS/WORKERS**

Any contractor or worker appointed to do work at the unit must get a letter of good standing from the Workmen's compensation to prove that they are registered and compliant.

**NB: EACH OWNER IS RESPONSIBLE THAT THE TENANTS ADHERE TO THE CONDUCT RULES AND THEREFORE MUST HAVE A SET OF RULES KEPT IN THEIR RESPECTIVE UNITS**