



Sectional Title Scheme
(SS33/2004)

Conduct Rules

Dombeya Avenue
Klein Bron Park
Brackenfell
7560

JEWEL PLACE SECTIONAL TITLE SCHEME

CONDUCT RULES

CONTENTS

| | |
|----|--|
| 1 | Preamble to the Conduct Rules |
| 2 | Proprietary Rights to the Conduct Rules |
| 3 | Duties of Owners and Residents of Sections |
| 4 | <i>Domicilium Citandi Et Executandi</i> and Register of Owners |
| 5 | Supply of Resident's Particulars by Owner |
| 6 | Residents and Visitors |
| 7 | Entry by Third Parties |
| 8 | Flammable Goods, Safety of Property, and Fires |
| 9 | Nuisance |
| 10 | Silence |
| 11 | Children (Minors) |
| 12 | Motorcycles, Motor Vehicles, Trucks, and Parking |
| 13 | Recreational Vehicles, Skateboards, Bicycles, Etc |
| 14 | Laundry |
| 15 | Erection of Structures Outside Jewel Place Buildings |
| 16 | Littering and Refuse Disposal |
| 17 | Jewel Place and Klein Bron Park Employees |
| 18 | Hawkers |
| 19 | Pets |
| 20 | Workers Employed on the Property by Owners / Residents |
| 21 | Business and Other Activities |
| 22 | External Appearance |
| 23 | Interior |
| 24 | Common Property Equipment and Installations |
| 25 | Gardens and Lawns |
| 26 | Damage, Alterations, or Additions to the Common Property |
| 27 | Security Gates and Burglar Bars |
| 28 | Signs and Notices |
| 29 | Eradication of Pests |
| 30 | Penalties |
| 31 | Water and Electricity |
| 32 | Painting |
| 33 | Statements and Levies |
| 34 | Letting of Sections |
| 35 | Other Matters |
| 36 | Klein Bron Park |
| 37 | Governing Bodies and Local and Other Authorities |
| 38 | Procedure for Problem Reporting / Complaints |
| | Appendix A |

JEWEL PLACE SECTIONAL TITLE SCHEME

CONDUCT RULES

This document sets out the Conduct Rules established for the Jewel Place Sectional Title Scheme (no SS33/2004), Dombeya Avenue, Klein Bron Park, Brackenfell in terms of Section 10(2)(b) of the Sectional Titles Schemes Management Act, 2011 (Act 8 of 2011), hereinafter referred to as "the Act". These rules are effective immediately and all Owners and Residents of Jewel Place Sectional Title Scheme, hereafter referred to as "the Scheme" subject themselves willingly to the full and complete adherence to all of the Conduct Rules set forth herein.

1 PREAMBLE TO THE CONDUCT RULES

- 1.1 These Rules have been drawn up with a view to ensure orderly, pleasant, and congenial living conditions and surroundings for all of the Owners / Residents and the protection of the collective interests of the Scheme.
- 1.2 The Conduct Rules set out herein are not in any particular order of importance.
- 1.3 These Rules may be added to, amended, or revoked by a Special Resolution at a General Meeting of the Jewel Place Body Corporate. Any addition, amendment, or revocation shall come into operation on the date of issuing of a certificate and filing at the Deeds Offices contemplated in terms of section 10 of the Sectional Titles Schemes Management Act 8 of 2011.
- 1.4 In terms of Section 7 of the Act, all functions and duties of the Body Corporate are performed by the Trustees subject to any restrictions imposed or directions given at a General Meeting of Owners of sections.
- 1.5 The Trustees shall have the power, in their absolute discretion, to take steps to protect the interests of the Body Corporate and to impose penalties substantively and procedurally reasonable and fair, as the Trustees see fit and to take any other necessary actions against either the relevant Owner or the Resident, as the case may be.
- 1.6 The reference to "Body Corporate" and / or "Trustees" in these Conduct Rules, when relating to the application and enforcement of the Conduct Rules, shall include any person carrying out duties on instructions of the Board of Trustees.
- 1.7 In applying and enforcing these and any other Rules, the Trustees may appoint members of the Body Corporate on sub-committees to assist them.
- 1.8 In these Conduct Rules, except where the context otherwise indicates, the masculine includes the feminine and the singular includes the plural.
- 1.9 Should any dispute arise in the interpretation of these Conduct Rules, the person involved in the dispute irrevocably states that the Conduct Rules have been explained to him and that he fully understands the Conduct Rules.
- 1.10 Any Conduct Rule contained herein that corresponds to any Management Rule must be reconcilable with the relevant Management Rule and may only be amended by a unanimous decision of the Body Corporate provided that it remains reconcilable with the relevant Management Rule.
- 1.11 For the avoidance of doubt it is stipulated that at the time of promulgating these Conduct Rules there are no exclusive use areas in the Scheme other than the interiors of sections. All areas outside sections including parking bays, walkways, and front and back porches outside of sections are considered to be Common Property.

2 PROPRIETARY RIGHTS TO CONDUCT RULES

- 2.1 Hard copies of the Conduct Rules provided to Owners by the Managing Agent / Body Corporate / Trustees are and remain the property of the Jewel Place Body Corporate. A hard copy of the Conduct Rules shall be kept in each section and remain in the section when it is vacated. It is the responsibility of each Owner to ensure that a hard copy of the Conduct Rules is available to the Residents occupying his section.

3 DUTIES OF OWNERS AND RESIDENTS OF SECTIONS

- 3.1 The attention of Owners and Residents of sections is especially drawn to Section 13 of the Sectional Titles Schemes Management Act 8 of 2011 of the Management Rules contained in the regulations of the Act (Duties of Owners).
- 3.2 The Owner of a section shall be responsible for the maintenance and upkeep of:
- 3.2.1 The plastered inside wall surfaces of sections and exclusive use areas.
- 3.2.2 Repair and maintenance of the geyser in his section.
- 3.2.3 All doors of his section.

4 DOMICILIUM CITANDI ET EXECUTANDI AND REGISTER OF OWNERS

- 4.1 The attention of all Owners is also especially drawn to Section 13 of the Sectional Titles Schemes Management Act 8 of 2011.
- 4.2 It is the duty of the Owners to notify the Trustees forthwith of any change of ownership in his section and of any mortgage or other dealings in connection with his section as specified in section 13 (1)(f) of the Sectional Titles Schemes Management Act 8 of 2011.
- 4.3 The Trustees are charged with maintaining a Register of Owners and Registered Mortgagees of sections and of all other persons who have a real right, together with their addresses, after receiving the information from the Owners.

5 SUPPLY OF RESIDENT'S PARTICULARS BY OWNER

- 5.1 Owners must supply full particulars of Residents of their sections and any changes as they take place, to the Trustees before such tenants take occupation. This is essential not only for good order, but also to identify who is entitled to be on the premises and use the amenities.
- 5.2 The maximum number of permanent Residents (longer than three months) permitted to a section, is 2 per bedroom. In the event that Residents are found to be in contravention of this Rule the Trustees will campaign to have evicted from the section the Residents in excess of the 4 Residents allowed per section.
- 5.3 Owners must also notify the Trustees and keep them informed as to the agent, if any, who does the letting on their behalf.
- 5.4 Such Owners shall fully and clearly instruct their agents as to the said Owner's obligations with respect to these Conduct Rules and shall further instruct their agents that only those persons acceptable to and congenial with the Community of the Scheme shall be selected as Residents.

6 RESIDENTS AND VISITORS

- 6.1 All Owners / Residents of sections entering the Scheme do so at their own risk. The Trustees, Body Corporate, and Managing Agent will not entertain any claims of any injury to or death of any person or of any damage to or loss of any property including vehicles

suffered by any Owner / Resident while in a section or on any Common Property area of the Scheme.

- 6.2 All Residents of sections and other persons granted rights of occupancy by any Owner of the relevant section 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.
- 6.3 Owners and Residents are responsible for the behaviour, acts, and omissions of their children, visitors, contractors / workman, domestics, etc and shall ensure that such persons are made aware of, understand, and conform to these Conduct Rules. Owners and Residents will be held liable if such persons act in contravention of these Conduct Rules and the payment of any penalties that may be levied as a result of the breach of the Conduct Rules.
- 6.4 Owners may be instructed by the Trustees to ensure that Residents undertake in writing to abide by the Conduct Rules. The format of the undertaking and the manner of lodging shall from time to time be prescribed by the Trustees.

7 ENTRY BY THIRD PARTIES

- 7.1 In the interest of security, Residents may be requested to notify the Trustees timeously in advance of third parties who may from time to time be authorised by them to enter their section to visit them, effect repairs, deliver, or collect goods. In the event of such notice not being given, the Trustees may refuse entry to the Scheme.
- 7.2 It is the responsibility of the Owners / Residents to ensure that third parties entering the Scheme understand and acknowledge that they do so at their own risk. The Trustees, Body Corporate, and Managing Agent will not entertain any claims of any injury to or death of any person or of any damage to or loss of any property including vehicles suffered by any third parties while in a section or on any Common Property area of the Scheme.

8 FLAMMABLE GOODS, SAFETY OF PROPERTY, AND FIRES

- 8.1 An Owner or Resident shall not store any material, commit, or allow to be committed any dangerous act in a section or on the Common Property which will or may cause harm to any property, possession, motor vehicle, person, or animal.
- 8.2 An Owner or Resident shall not store any material, commit, or allow to be committed any dangerous act in a section or on the Common Property which will or may increase the rate of premium payable by the Body Corporate on any insurance policy.
- 8.3 No open fire may be made on / in any area except in the designated areas. Fires will be allowed in an enclosed object such as the fireplaces in the Scheme braai area and in Weber type braais only.
- 8.4 Fires / lit braais shall not be allowed to be closer than 2 meters from the closest building.
- 8.5 FIRES / BRAAIS ARE NOT PERMITTED TO BE MADE ON 1ST FLOOR WALKWAYS.
- 8.6 Owners / Residents making fires in Weber type braais outside of the Scheme braai area are to be considerate of other Owners / Residents and not cause any irritation or disturbance to any other persons or sections.
- 8.7 Any fires made are to be supervised for the duration and Owners / Residents are to ensure that all fires have been safely and completely extinguished before retiring.
- 8.8 Ash / coals are to be completely cold when disposed of. Cold ash / coals must be placed in a plastic bag and disposed of in the refuse bins provided in the Scheme.
- 8.9 Residents / Owners, under no circumstances, are permitted to dump or scatter ash / coals onto any area of the Common Property, the lawn, garden beds, etc.

- 8.10 The removal and use of any materials or items found in / on the Common Property to facilitate the lighting of fires and / or a braai such as refuse bins, plants, rocks, paving blocks, etc is strictly prohibited.
- 8.11 Should it be found that the making of fire in any area other than the Scheme braai area causes nuisance to Residents of the Scheme, the Trustees in their absolute discretion may instruct that the practice of making fire outside of the Scheme braai area is to cease.

9 NUISANCE

- 9.1 Owners / Residents shall not cause or permit any person to act in conflict with these Conduct Rules, or permit any act or event, which shall constitute or cause a nuisance or any inconvenience to other Owners / Residents, third parties, employees, or agents employed by the Trustees or any person being lawfully on the premises.

10 SILENCE

- 10.1 Reasonable silence must be maintained daily.
- 10.2 On Sundays, Mondays, Tuesdays, Wednesdays, and Thursdays silence must be maintained between 10:00 PM and 7:00 AM.
- 10.3 On Fridays and Saturdays silence must be maintained from 12:00 PM to 7:00 AM.
- 10.4 Radios, TV sets, musical instruments, hi-fi equipment, etc must be kept inside sections and not placed on the outside of a section or in any Common Property area. They must also be used in such a manner as not to disturb Residents of other sections or the public.
- 10.5 Any gathering held in the Scheme should be contained within the section at all times. Residents are to notify their surrounding neighbours 7 days in advance of any social gathering that could cause an inconvenience to them.
- 10.6 No fireworks or crackers are allowed within the Scheme.

11 CHILDREN (MINORS)

- 11.1 Residents and visitors' children shall be controlled and supervised in order to avoid damage to the Common Property and inconvenience and distress to other Residents, their pets, property, and motor vehicles.
- 11.2 Residents must ensure that their children do not tamper with anything in / on the Common Property. These include but are not limited to electrical switches, taps, post boxes, name plates, trees, plants, adornments, and other fittings including garden items with specific reference to irrigation pipes and fittings.
- 11.3 Ball games shall not be permitted on the Common Property. The throwing or hitting of a ball against walls, doors, motor vehicles, etc is strictly prohibited.
- 11.4 Children are not allowed to play near or around motor vehicles parked in the parking bays of the Scheme.
- 11.5 Skating or the use of skateboards on the Common Property is strictly prohibited.
- 11.6 When playing on the Common Property, children may not damage the plants or flowers.
- 11.7 No BB guns, pellet guns, slingshots / hand held slingshots ("ketties") or other implements that may be used to catapult projectiles of any sort are allowed to be used in the Scheme.
- 11.8 Children are not permitted, without the express written permission of the Trustees, to go from door-to-door, selling, hawking, etc any goods, services, etc or to request donations

from any Resident, be it for private use or in support of schools, charities, or other organisations.

- 11.9 Should any children cause damage to the Common Property, possessions of others, motor vehicles, etc or cause inconvenience and distress to other Residents, their pets, property, and motor vehicles the parents or legal guardians of such children shall be held accountable for the children's actions.

12 MOTORCYCLES, MOTOR VEHICLES, TRUCKS, AND PARKING

- 12.1 No Resident shall park his motorcycle / motor vehicle on any area of the Common Property including but not limited to lawns and walkways where such parking is not expressly authorised or permit his visitors', contractors' / workmen's, or domestics' motorcycles / motor vehicles to be parked on the Common Property including but not limited to lawns and walkways where such parking is not expressly authorised.
- 12.2 Motorcycles / motor vehicles are only authorised to be parked in the parking bays of the Scheme, and specifically as set out in these Conduct Rules.
- 12.3 Only 1 (one) parking bay is allocated for the express use by each section which number is stencilled on the asphalt and corresponds to the section it has been allocated to.
- 12.4 Any other motorcycles / motor vehicles either owned / used by the Residents or which are owned / used by those visiting / undertaking work for Residents are only permitted to be parked in the visitors parking bays which are denoted with either a "V" or "Visitor" or "Visitors" stencil on the asphalt.
- 12.5 The Trustees may cause a motorcycle / motor vehicle to be removed at the risk and expense of the owner of a motorcycle / vehicle, if such motorcycle / motor vehicle is parked on the Common Property and not in a parking bay or illegally parked in a numbered bay allocated to a section.
- 12.6 Residents of sections shall ensure that their motorcycles / motor vehicles and the motorcycles / motor vehicles of their visitors, workers, etc do not drip oil or brake fluid on the Common Property or parking bay asphalt or in any other way deface the Common Property or the parking bay asphalt. The Trustees have the right to order the Owner and Resident of such defaulting section to affect the immediate clean-up of the soiled area or alternatively elect to without warning have same cleaned and debit the section Owner's levy account with the cost of such clean-up.
- 12.7 Residents shall not be permitted to dismantle or effect / have dismantled or effected major repairs to any motorcycle / motor vehicle on any portion of the Common Property including but not limited to lawns, walkways, or parking bays whether allocated to a section or designated as visitors' parking.
- 12.8 No bicycle, motorcycle, or motor vehicle parts, fluids, oils, etc may be disposed of on any portion of the Common Property or the refuse bins provided by the Body Corporate on the premises for the disposal of normal waste and refuse.
- 12.9 No motorcycle / motor vehicle wrecks may be kept on the Common Property including, but not limited to the lawn, parking bays, back porches ("stoeps"), walkways, and sidewalks. The Trustees reserve the right to have such wrecks towed away to a motor vehicle wreck lot without any prior notice. The cost of such towing will be debited to the section Owner's levy account.
- 12.10 Persons causing damage to the Common Property, in any manner or form whatsoever, shall be held responsible for the repair of such damage. The Trustees reserve the right to have such damage repaired without consultation with the registered Owner of the section. The cost of such repairs will be debited to the levy account of the relevant Owner of the section whether he caused the damage himself or whether his Residents, visitors, workmen, etc caused the damage.

- 12.11 Parking of motorcycles / motor vehicles in entrances to the Common Property or in areas causing obstruction by doing so is strictly forbidden. Motorcycles / motor vehicles so parked may be towed away at the risk and expense of the owner thereof.
- 12.12 Water restrictions imposed by the City of Cape Town or other governing body permitting, motorcycles / motor vehicles may only be washed in front of the Resident's section or on the parking bay allocated to that particular Resident's section. The use of fire hoses to wash motorcycles / motor vehicles is strictly forbidden and is subject to a fine as laid down by the City of Cape Town. These areas shall be left clean and tidy. Rubbish removed from motorcycles / motor vehicles such as cigarette stubs etc, must be deposited in the rubbish bins provided on the premises for such purposes.
- 12.13 Motorcycles / motor vehicles are to be driven slowly and with care on the roads inside the Scheme. Drivers should be aware of pedestrians, children, and animals who may walk, run, or play in or cross the road in front of their vehicles without looking for oncoming traffic.
- 12.14 Motorcycles / motor vehicles must be driven as quietly as possible on the Common Property.
- 12.15 Motorcycle / motor vehicle hooters or other audible warning devices (excluding burglar alarms) may not be used on the Common Property unless in the case of an emergency when a warning sound is called for to prevent accidents or injury to persons, animals, or property.
- 12.16 Residents of sections shall ensure that the driving of their motorcycles / motor vehicles and the motorcycles / motor vehicles of their visitors and workmen are not undertaken in such a manner as to cause possible harm or damage or excessive noise to property or person.
- 12.17 Parking bays shall be kept clean and tidy.
- 12.18 No caravans / boats / trailers are allowed on the property.
- 12.19 Moving trucks / delivery trucks are allowed in the Scheme for the purpose of moving furniture and / or goods into or out of sections. No trucks are allowed to be parked in the Scheme overnight.
- 12.20 With the exception of moving / delivery trucks which will only be parked in the complex on a temporary basis for the loading / unloading of furniture and or goods, a motorcycle / motor vehicle is only permitted to be parked over the length and breadth of a single parking bay. All motorcycles / motor vehicles must always be parked within the road markings of a single parking bay.
- 12.21 Residents shall not be permitted to dismantle or effect / have dismantled or effected major repairs to any machines of whatsoever nature on any portion of the Common Property including but not limited to the lawn, walkways, and parking bays whether allocated to a section or designated as visitors' parking.
- 12.22 In the event that the Trustees have had any motorcycle, motor vehicle, wreck, or other towed from the Scheme, the Trustees and Body Corporate will not be held liable for any loss or damage suffered by an Owner, Resident, or third party as a result of having been towed after being in contravention of the Conduct Rules.

13 RECREATIONAL VEHICLES, SKATEBOARDS, BICYCLES, ETC

- 13.1 The riding of recreational vehicles such as quad bikes on the roads inside Jewel Place or any other Common Property area is strictly prohibited.
- 13.2 Skateboarding is not permitted on any area of the Common Property.
- 13.3 Bicycles may not be ridden in the garden or on the lawn of the Scheme.

- 13.4 Tricycles, bicycles, roller blades / skates, skate boards, or the like, may not be left or parked anywhere on the Common Property.
- 13.5 If any damage or loss occurs to the Common Property, or to the person or property of any Resident, visitor, employee, contractor, etc due to these or any other items having been left in any area of the Common Property, the party responsible for leaving such items on the Common Property will be held liable to effect the appropriate compensation to all parties effected by the act. In the event that minors left these items on the Common Property which resulted in loss or damage, the legal guardian of such minor will be held responsible for the act and will be liable for the loss or damages suffered.

14 LAUNDRY

- 14.1 Residents are not permitted to construct clothes / washing lines anywhere outside the confines of their sections.
- 14.2 No item (laundry or otherwise) is permitted to hang inside windows, over burglar bars, or from security gates whether on its own or hung from hangers or suspended from hooks. Hooks and other devices used to hang laundry from are not under any circumstances permitted to be hooked onto outside (front) doors, sliding doors, or windows.
- 14.3 The drying of laundry on a rack is permitted 1) on the paved porch ("stoep") at the back of ground floor sections provided that the height of the rack does not exceed the height of the hedge on the entrance side of Jewel Place and 2) on the front walkway of the 1st floor sections provided that the height of the rack does not exceed the height of the walkway walls and the drying rack does not cause an obstruction of the walkway. Laundry drying racks are not permitted on the ground floor walkways in front of the sections, in the parking lot, in the garden, or on grassed areas.
- 14.4 No laundry items (including blankets, mats, and towels) are permitted to be hung over hedges, tree branches, or 1st floor walkway walls.
- 14.5 Washing, whether hung out on the Common Property laundry lines or on personal drying racks, is hung out at own risk.
- 14.6 Carpets and rugs shall not be shaken, dusted, or brushed outside a section in such a manner as to permit the debris to blow into other sections or to cause an inconvenience to any other sections. 1st Floor residents are not permitted to shake, dust, or brush carpets and rugs over the low wall of the walkways in front of their sections, which debris will blow into the windows / doors of the Residents living on the ground floor.

15 ERECTION OF STRUCTURES OUTSIDE JEWEL PLACE BUILDINGS

- 15.1 The erection of any structures (be it permanent, semi-permanent, or temporary) on the outside of Jewel Place buildings and on other Common Property structures / elements is not permitted without written permission from the Trustees.
- 15.2 Structures include, but are not limited to air-conditioning units, fans, gazebos, tents, clothes / washing lines, plastic or other sheeting, lighting, TV / radio antennae, satellite dishes, electrical / other cables, etc.
- 15.3 No structure, apparatus, cable, cord, etc (be it permanent, semi-permanent, or temporary) is allowed to extend through any door, window, or other opening without written permission from the Trustees.
- 15.4 No holes are permitted to be made through any wall, door, or window to the outside of a section for the erection / installation of any structure, apparatus, cable, cord, etc (be it permanent, semi-permanent, or temporary) without written permission from the Trustees.
- 15.5 The Trustees shall have the power to arrange for the summary removal of any structure erected on the outside of a building and on other Common Property areas or an extension

through any opening. The cost of effecting such removals will be debited to the relevant Owner's levy account.

16 LITTERING AND REFUSE DISPOSAL

16.1 A Resident of a section shall:

16.1.1 Always place household refuse in the refuse bins provided by the Trustees for this purpose and only in the areas designated for such refuse.

16.1.2 To ensure that the lids of refuse bins remain closed, never fill the refuse bins to 'overflowing'.

16.1.3 Always close the lids of refuse bins.

16.1.4 Maintain in a hygienic and dry condition the refuse bins provided by the Trustees.

16.1.5 Ensure that before refuse is placed in any bin it is secured in suitable plastic / refuse bags.

16.1.6 Ensure that tins, bottles, cartons, and other such containers used for the storage of liquids are completely drained before disposal in the refuse bins.

16.1.7 Ensure that all refuse disposed of in bins are cold and does not pose a threat to melt the bin or to erupt in fire.

16.1.8 Never dispose of non-biodegradable substances such as motor oil, brake fluid, etc inside sections, in refuse bins, or on any area of the Common Property.

16.1.9 Never dispose of building rubble, soil, stones, pebbles, rocks, or ground in the refuse bins or on any Common Property area.

16.1.10 Never place refuse on the ground whether bagged or not.

16.1.11 Not handle rubbish contrary to the regulations of the local municipal authority, eg broken glass must be wrapped in a double layer of newspaper before being disposed of, etc.

16.1.12 Not dispose of rubbish that the municipality will not remove in the refuse bins. Residents are to make their own arrangements for the proper disposal of such rubbish.

16.1.13 Never dispose of discarded furniture and appliances on any area of the Common Property. Residents are to make their own arrangements for the proper disposal of furniture and appliances.

16.1.14 Never litter on the Common Property. No Owner / Resident shall throw any rubbish, including dirt, soil, cigarette butts, food scraps, pet litter, etc onto any part of the Common Property, including tap, downpipe, and stormwater drains nor may he allow any other person to do so. The throwing of any rubbish into the drainage channels, header boxes, and downpipes of the 1st floor walkways is expressly prohibited.

16.1.15 Remove all items from his post box and not allow his post box to overflow so that the posted items can fall onto the Common Property and be blown about by the wind.

16.1.16 Ensure that contractors attending to maintenance or improvements to their section on their behalf do not litter on the Common Property.

16.1.17 Not throw or wash down kitchen / bath drainpipes any kitchen refuse, food waste, fats, or waste of any kind. As these cause blockages, paper towels and wet wipes are not permitted to be flushed down the toilet at any time for any reason.

16.1.18 Be responsible for clearing blocked drains in their sections.

- 16.2 As Residents and Owners of sections will be held liable for any contravention of the Conduct Rules concerning littering and refuse disposal if these rules are contravened by their visitors, guests, workers, domestics, children, etc, it is the responsibility of the Residents and Owners to ensure that such contravention does not take place.
- 16.3 Persons leaving rubbish on any part of the Common Property or public areas surrounding the property are liable for prosecution under the Conduct Rules.

17 JEWEL PLACE AND KLEIN BRON PARK EMPLOYEES

- 17.1 Any employees, whether workers, security guards, etc who are in the employ of either the Jewel Place Body Corporate or Klein Bron Park Home Owners Association shall not be interfered with by Owners or Residents. These employees receive orders from these bodies only.
- 17.2 No Owner or Resident may request any employee of the Scheme or the Park to perform any work or task for him.
- 17.3 In the event that Owners / Residents have any complaints, queries, or suggestions regarding the duties being performed by any of the above employees, communication should be directed to the appropriate body. Communication to the Jewel Place Body Corporate should be addressed to the Managing Agent whilst communication to the Klein Bron Park Home Owners Association should be directed to the Klein Bron Park Office.

18 HAWKERS

- 18.1 No hawkers shall be allowed on the Common Property. Residents are urged to report the sighting of any hawkers to the Managing Agent.

19 PETS

- 19.1 A Resident of a section shall not without the prior written consent of the Trustees keep any pet in his section.
- 19.2 When granting such approval, the Trustees may prescribe any reasonable condition.
- 19.3 The Trustees may withdraw such approval in the event of any breach of any condition prescribed herein or in any other document stating conditions as may be promulgated and amended by the Trustees from time to time.
- 19.4 Any pet not registered with the Trustees will be considered as stray and may be removed from the Scheme. All pets are to be registered within one month after receipt of these rules.
- 19.5 Only small pets or pets considered to be of a small breed will be allowed. Large animals or any animals that could be considered potentially dangerous such as poisonous reptiles and the like will not be allowed.
- 19.6 A maximum of 2 pets per section is allowed. When selecting a pet, Residents must take into consideration the pets' needs, ie area required for size and sex of pet. Should a Resident not take into consideration their pets' needs, same should be reported to the Trustees.
- 19.7 If at the time of the receipt of the Conduct Rules, a Resident already owns more than 2 pets, or a pet which is not considered to be small, such Resident is to report same to the Trustees within 1 month of receipt of the Conduct Rules and to provide the Trustees with a motivation for the acceptance of such pets.
- 19.8 As a condition of consent to keep a pet in a section, all animals are to be vaccinated as per the schedule prescribed by Veterinary best practices. This condition is set to protect both humans and animals from contracting diseases which could cause serious illness, death, or in the case of pets, forced euthanasia of infected animals. The Trustees may require that a

certificate / letter from a reputable Veterinary practice be provided to them confirming pet vaccinations.

- 19.9 As a condition of consent to keep a pet in a section, all cats and dogs are to be neutered / sterilised. Such neutering / sterilisation are to be undertaken by no later than 6 months of age. If any female cat goes into heat before the age of 6 months her owner is to arrange for her immediate sterilisation. A certificate / letter from a reputable Veterinary practice specifying such neutered / sterilised status is to be forwarded to the Trustees. Residents are to provide the Trustees with such confirmation within one month of the receipt of the Conduct Rules.
- 19.10 If at the time of the receipt of the Conduct Rules, a Resident has in his possession a cat or dog that is older than 6 months and not yet neutered / sterilised, the owner of the pet is to have same done immediately. No motivation by the owner of the pet for not undertaking the surgery will be entertained by the Trustees.
- 19.11 As a condition of consent to keep a pet in a section, all animals are to be kept clean and free of parasites. Pet owners are urged to follow Veterinary best practices in order to prevent and eradicate ticks, fleas, mites, intestinal parasites such as nematodes (worms), etc.
- 19.12 Neither aviaries nor any other type of accommodation for pets may be erected on the Common Property.
- 19.13 Owners of pets shall be responsible for the removal of excrement and refuse left by the pet on the Common Property.
- 19.14 Dogs shall only be permitted on the Common Property if the Trustees have provided consent for the dog in question to be allowed on the Common Property. If such permission has been granted the dog shall either be carried or leashed.
- 19.15 Litter trays / cage linings shall not be left on the Common Property, dumped out in the garden, or thrown onto the lawn. Used litter / cage debris shall be sealed in bags before disposal in refuse bins.
- 19.16 Should a Resident own a pet, he is to ensure that his pet does not hinder or cause irritation to any other Residents in any other sections, for example through excessive barking, meowing, urine spraying, fighting, etc.
- 19.17 Similarly, owners of pets shall not cause, through any actions related to the keeping of their pets, any hindrance, disturbance, nuisance, or irritation to other Residents, or damage to or soiling of the Common Property.
- 19.18 In addition to the above, Residents will be liable to pay for any damage caused by their pets or damages that result from the keeping of a pet.
- 19.19 If it becomes known that any pet owner is guilty of cruelty, abuse, or neglect of a pet the Trustees shall have the power, in their absolute discretion, to report such cruelty, abuse, or negligence to the relevant authorities / anti cruelty organisations and to have the pet(s) in question removed from the Scheme.
- 19.20 The Trustees shall have the power, in their absolute discretion, to have removed from the Scheme any pets they deem to be causing any problems or where the actions of owners as described above cause any problems.
- 19.21 The Trustees shall keep a pet register of all pets in the Scheme. It is the responsibility of the Owner and his Tenant to ensure that the pet register is completed and that any supporting documents required by the Trustees such as proof of vaccination and sterilization are submitted to the Trustees and / or Managing Agent.

20 WORKERS EMPLOYED ON THE PROPERTY BY OWNERS / RESIDENTS

- 20.1 Owners / Residents shall ensure that their workers do not cause excessive noise in their section or on the Common Property.
- 20.2 Workers employed by Owners / Residents are to restrict themselves to the activity / service for which they have been employed and to the area(s) in which such activities / services are to be undertaken.
- 20.3 Should workers contravene these Conduct Rules; the Trustees reserve the right to notify the relevant Owners / Residents that their workers are to be escorted off the premises or that their entry to the Common Property are to be refused.

21 BUSINESS AND OTHER ACTIVITIES

- 21.1 No business, profession, or trade may be conducted on the Common Property or in any section without the approval of the Body Corporate.
- 21.2 No auctions or jumble sales may be held on the Common Property or in any section.
- 21.3 Hobbies causing a disturbance or nuisance are prohibited.

22 EXTERNAL APPEARANCE

- 22.1 An Owner / Resident of a section shall not place or do anything on any part of the Common Property, including but not limited to walls, patios, porches, and gardens which, in the discretion of the Trustees, is aesthetically displeasing or undesirable when viewed from the outside of a section.
- 22.2 Unless authorized by the Trustees in writing, no decorations, signs, symbols, pictures, etc may be attached to a section. Applications for consent shall be lodged with the Trustees containing full details of the intended work. No attachment or installation may proceed before the written consent of the Trustees has been obtained.
- 22.3 Air-conditioning units shall not be installed in a section unless approved by the Trustees. The use of portable air-conditioning units is not permitted if such use causes pipes / tubes to be visible on the outside of a section and is perceived by the Trustees as aesthetically displeasing.
- 22.4 No obstructions shall be placed on walkways or in any area of the Common Property.
- 22.5 Owners and Residents shall ensure that sections are provided with adequate manufactured blinds or curtaining at all times and within 7 days after occupation has been taken. All blinds and curtains when viewed from the outside of a section must be of a neutral colour and be acceptable to the Trustees.
- 22.6 Estate agent / for lease / for sale signs may only be placed outside a section on show day.

23 INTERIOR

- 23.1 Owners / Residents shall at all times keep their sections and any back porches, walkways, and other areas in the immediate vicinity of their sections in a proper, clean, and habitable state, be responsible for the maintenance of the interior paintwork, sanitary equipment, electrical installations, the clearing of blocked drains originating from his section, and other interior repairs to their sections of whatever nature at their own expense.

24 COMMON PROPERTY EQUIPMENT AND INSTALLATIONS

- 24.1 It is recorded that the existing satellite dishes and television antenna erected on the sides of the buildings are Common Property. Repairs to or maintenance of these structures are to be arranged by the Managing Agent. No Owner or Resident shall be allowed to arrange

for such repairs or to affect such repairs themselves. Owners or Residents who have had effected or effected such repairs to any such equipment will be held personally liable for any damages or loss suffered by any Owners, Residents, third parties, or the Body Corporate as a result of such actions.

- 24.2 Fire-fighting equipment may under no circumstances be used for any purpose other than that for which it is intended. Fire extinguishers and fire hoses are not to be used for any purpose other than that of fighting fires. Any person found using the fire hoses for any other purpose than fire fighting will be liable for prosecution by the Fire Department but will also be made to pay for the hose to be resealed by the Fire Department, as well as, incur a penalty which will be included with the monthly levy. Owners / Residents are urged to report the illegal use of / interference with the fire equipment to the relevant Local Authorities and the Managing Agent.
- 24.3 Other Common Property equipment and installations that are not to be tampered with include, but are not limited to:
- 24.3.1 Irrigation equipment, stands, pipes, sprinklers, taps, controls, etc.
- 24.3.2 All controllers, whether intended for irrigation, electrical, telecommunications, etc.
- 24.3.3 Power / electrical and / or weather boxes.
- 24.3.4 All ducts.
- 24.4 UNDER NO CIRCUMSTANCES may Owners / Residents tamper with or have work done on the above systems and installations serving the Common Property. Any defects noticed by Owners / Residents must be reported to the Trustees.
- 24.5 Residents, their children, contractors / workmen, domestics, etc, except with the express written permission of the Trustees, are not allowed to tamper with electrical switches, taps, post boxes, name plates, trees, plants, adornments, and other fittings and fixtures including but not limited to elements in and around the garden.

25 GARDENS AND LAWNS

- 25.1 All gardening on the Common Property shall be coordinated by the Trustees.

26 DAMAGE, ALTERATIONS, OR ADDITIONS TO THE COMMON PROPERTY

- 26.1 An Owner / Resident shall not mark, paint, drive nails, or screws or the like into, or otherwise damage, or alter, any part of the Common Property.
- 26.2 The Trustees shall be notified timeously of any work of whatever nature which is to be undertaken within or to the interior of any section and which will involve activity on the Common Property or cause inconvenience or disturbance to other Residents. Such work shall be performed only at reasonable times and with the least possible inconvenience and disturbance to other Residents.
- 26.3 Owners / Residents having such work done and those persons performing it, shall at all times cooperate closely with the Trustees and shall in consultation with the Trustees, ensure that proper and satisfactory measures are continuously taken to adequately protect the Common Property and individual sections from damage, defacement, disfigurement, or defilement.
- 26.4 Should workmen fail to cooperate with the Trustees, be in breach of the stipulations set out by the Trustees, or in any way disobey / contravene the Conduct Rules of the Scheme, the Trustees have the right to summarily dismiss them from the Scheme and bar them from future access to the Scheme. The Trustees will not enter into any negotiations with people so removed for re-entry into the Scheme.

- 26.5 It shall further be the absolute responsibility of those Owners / Residents having the work done to ensure that the workers implement and follow protective measures at all times and clean up properly and thoroughly after each work session and after completion of the project.
- 26.6 The persons undertaking the work shall ensure that all of the sections and the Common Property in the Scheme are left in a neat and tidy condition. The Owners / Residents having the work done shall be held liable for costs incurred for cleaning, clearing up, or reparations done, should any of the sections or Common Property areas be left in a dirty, littered, or spoiled condition at any time throughout the duration of the execution of the works.
- 26.7 The above rules shall *mutatis mutandis* apply to any work authorised by the Trustees.
- 26.8 When moving furniture or goods in and out of the Scheme, those Owners / Residents doing / or having done so by others shall be held liable for the cost of repairing any damage to any section or area of the Common Property where damage is done as a result of the moving of furniture or goods.

27 SECURITY GATES AND BURGLAR BARS

- 27.1 The following prescriptions are applicable to the installation of security gates and burglar bars:
- 27.1.1 Security gates may be installed on the outside of a section's front and sliding doors.
- 27.1.2 Burglar bars may be installed on the inside of windows of a section.
- 27.1.3 Security gates and burglar bars are to be galvanised and epoxy coated.
- 27.1.4 Security gates and burglar bars must be of either a block or horizontal bar type design and must be white in colour.
- 27.1.5 The fastening of security gates and burglar bars must be in accordance with good building practice.

28 SIGNS AND NOTICES

- 28.1 No Owner / Resident 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 first obtaining the written consent of the Trustees.

29 ERADICATION OF PESTS

- 29.1 An Owner / Resident shall keep his section free of mice, rats, cockroaches, white ants, and borer and other wood-destroying insects and to this end shall permit the Trustees, the Managing Agent, and their duly authorised agents or employees to enter the section and to take such action as may be reasonably necessary to eradicate such pests upon failure of the Resident / Owner to have same done. The costs of the inspection and eradicating of any such pests as may be found within the section, replacement of any 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.

30 PENALTIES

- 30.1 Should an Owner / Resident contravene, disregard, disobey, or breach any of the Conduct Rules, the Trustees may furnish the Owner and the Resident with a written notice which may in the discretion of the Trustees be delivered by hand, registered post, or e-mail.
- 30.2 The written notice shall clearly indicate the Rule that has allegedly been contravened, disregarded, or disobeyed and / or adequately describe the particular conduct which constitutes a nuisance or contravention. The written notice shall include a warning that

should the offender persist in such contravention and / or conduct that a penalty will be imposed on the Owner of the section.

- 30.3 If the Owner / Resident nevertheless persists in the contravention of that particular rule and / or continues with the particular conduct the Trustees may convene a meeting of the Trustees to discuss the matter and to impose a penalty.
- 30.4 A written invitation to attend the meeting of the Trustees informing the alleged offender (whether Owner or Resident) of the purpose of the meeting shall be sent to the Owner and / or Resident at least 7 (seven) days before the meeting is held. The Owner and / or Resident shall be given the opportunity to present his case, but except in so far as may be permitted by the Chairperson of the Board of Trustees, he may not participate in the affairs of or voting at the meeting.
- 30.5 After the Owner and / or Resident have been given the opportunity to present his case, the Trustees may by way of a majority resolution of the Trustees impose an initial penalty for the first offence and a subsequent penalty for every identical offence thereafter.
- 30.6 In the event that the alleged offender does not respond to the invitation to attend the Trustee meeting / fails to attend the meeting it will be accepted that the alleged offender has no interest in presenting his case and the matter will be dealt with in the manner described in clause 30.5 above.
- 30.7 Penalties will be debited to the Owner's levy account with the consent of the Owner. If the penalty is disputed by the Owner, the matter will be referred to the ombudsman and or adjudicator. The ruling / judgement / penalty of the ombudsman and / or adjudicator is final.
- 30.8 Should any amount payable to the Body Corporate by an Owner / Resident be due and in arrears, interest will accrue at the prime banking rate prevailing at the time, plus 2% per annum, compounded monthly, from the date the amount became due till the date of receipt of payment. The Trustees may from time to time alter the interest rate provided that such interest rate does not exceed the maximum rate permitted by law.
- 30.9 Should it be necessary for the Trustees to act against any Owner / Resident, such Owner / Resident shall be liable for all legal costs, on an attorney and client scale, as well as, the collection of commission and administration costs.

31 WATER AND ELECTRICITY

- 31.1 Water must be used sparingly at all times.
- 31.2 Non-residents are not allowed to wash their cars on the Common Property or to use water obtained from the Scheme for this purpose.
- 31.3 Residents are to ensure that they, their visitors, workmen, domestics, etc always close outside water taps and report any faulty and / or leaking taps to the Managing Agent.
- 31.4 Electricity must be used sparingly.
- 31.5 Owners / Residents are urged to turn off all unnecessary lights (especially those outside their sections).

32 PAINTING

- 32.1 To ensure uniformity the Body Corporate is responsible for the painting, maintenance, repairs, and replacement of:
 - 32.1.1 The fascia boards, gutters, roof tiles, and down pipes.
 - 32.1.2 The outside window frames.

32.1.3 The post boxes.

32.2 In the event of accidental or malicious damage, neglect, or other problems resulting from any work undertaken by an Owner / Resident or his contractor, the painting, maintenance, repairs, or replacement of the above items will be the full responsibility of the Owner. Any damage, neglect, or other problems resulting from any work undertaken by an Owner / Resident or his contractor will immediately be brought to the attention of the Trustees. Any painting, maintenance, repairs, or replacement will be undertaken as per the exact specifications / instructions of and to the satisfaction of the Trustees.

32.3 Any Owner / Resident planning to do any exterior painting must obtain prior written consent from the Trustees to do so. If such consent is given by the Trustees all exterior painting will need to be undertaken as per the exact specifications / instructions of and to the satisfaction of the Trustees.

32.4 The cleaning of brushes, rollers, paint roller trays, buckets and any other tools and equipment used for painting of the interior of a section or for whatever other purpose relating to maintenance of the interior of a section such as tile work, carpentry, waterproofing, etc is not permitted on the Common Property.

32.5 If any area of the Common Property is stained or marked by any materials used for maintenance of the interior of a section it is the responsibility of the Owner of the section in question to take whatever steps are necessary to have the stained or marked area cleaned and reinstated without causing further damage to the Common Property.

33 STATEMENTS AND LEVIES

33.1 The Trustees do not have to send monthly statements to Owners. Should an Owner become in arrears, only a Letter of Demand will be served.

33.2 If monthly statements are sent out to the Owners, it is the responsibility of the Owners to ensure that the statements are addressed / sent to the correct addresses. Neither the Trustees nor the Managing Agent will be liable should an Owner fall in arrears if his statements are not addressed correctly / sent to the correct address.

33.3 Owners are to pay levies by no later than the 7th (seventh) of each month and may not withhold payment for any reason whatsoever. If any levies are in arrears 14 (fourteen) days after the due date, the managing agent will issue a final demand payable within 14 (fourteen) days of receipt of the final demand. The Managing Agent may without further notice institute proceedings to collect any arrear amount. Any costs, charges, or interest on arrears and any fees, costs, or charges incurred in connection with the collection of arrears will be payable by the registered Owner of the section.

34 LETTING OF SECTIONS

34.1 All Residents of sections and any other persons granted rights of occupancy by any Owners of any sections are obliged to comply strictly with the terms of these Conduct Rules, notwithstanding provisions to the contrary contained in any lease or grant of occupancy. The Owner who lets out the relevant sections or grants rights of occupancy of whatever nature whether personally or through an agent will nevertheless be personally responsible for ensuring that the relevant Residents are made aware of the provisions of these Conduct Rules.

34.2 In all new Lease Agreements a Clause must be inserted to state as follows:

"I, the Owner hereby irrevocably authorise my letting agent to deduct my levy payments from the rental received and is to be paid over to the Jewel Place Body Corporate on a monthly basis".

35 OTHER MATTERS

- 35.1 No Owner, Resident, or third party shall be allowed to engage or be involved in illicit activities such as soliciting, drugs, sale of liquor, or the like either from a section or the Common Property.
- 35.2 The poisoning or abusive, cruel, or inhumane treatment of animals (pets or otherwise) in a section or on the Common Property is expressly prohibited.
- 35.3 The slaughtering of animals shall only be permitted for religious or cultural purposes. Such practice shall only be permitted should the following conditions be met, failing which, the Trustees in their discretion, may institute penalties:
- 35.3.1 Only a Resident may hold the ritual.
- 35.3.2 The City of Cape Town Policy EH 01/23 relating to the slaughtering of animals for religious or cultural purposes as revised and / or amended to from time to time and / or any other relevant policies / bylaws promulgated by the City of Cape Town from time to time must be adhered to.
- 35.3.3 A Resident wishing to hold the ritual must obtain written approval from the City of Cape Town Environmental Health Department no less than 14 days prior to the intended date of the ritual.
- 35.3.4 The application to the Environmental Health Department must be accompanied by proof of notification of abutting neighbours of the intended ritual.
- 35.3.5 The permit received from the Environmental Health Department granting permission for the holding of the ritual along with the proof of notification of abutting neighbours must be submitted to the Body Corporate no less than 14 days prior to the intended date of the ritual. The submission to the Body Corporate must include details of the date of the ritual, its intended duration, method statements of how the ritual will be conducted, measures to be taken to enclose the ritual, and to prevent noise pollution, and the number of attendees expected.
- 35.3.6 The ritual may only be held in the braai area of the Common Property.
- 35.3.7 The ritual area must be closed off so that the proceedings are not visible to any persons not taking part in the ritual. No part of the ritual may be conducted outside of the enclosure / in any area where it would be visible to those not attending the ritual.
- 35.3.8 While the cooking of meat on the Common Property braais is permissible, none of the Common Property structures, fixtures, installations, materials, or items may be used / employed as part of / in the performance of the ritual.
- 35.3.9 The animal to be used in the ritual may not be kept in the Scheme for longer than 12 hours prior to the commencement of the ritual. The animal must be treated humanely, must be in a healthy condition, and its legs must be kept unbound. The meat of the animal may not be sold to any persons.
- 35.3.10 The Common Property must be kept free of any waste, excrement, littering, etc resulting from the ritual and the carcass of the animal must be removed from the Common Property in its entirety at the conclusion of the ritual. All waste, litter, and leftovers must be disposed of in compliance with the directions of the City Health Department.
- 35.3.11 The Common Property must immediately upon conclusion of the ritual be reinstated to the same condition it was in prior to the commencement of the ritual.

36 KLEIN BRON PARK

- 36.1 All Owners, Residents, visitors, and workers of Jewel Place are to abide by the rules and regulations as promulgated and revised from time to time by the Klein Bron Park Home Owners Association.
- 36.2 All Owners and Residents, as well as, their visitors and workers are to abide by the rules as set from time to time regarding the 24 hour access control system employed by Klein Bron Park and any other security regulations and measures set by the Home Owners Association.
- 36.3 In the absolute discretion of the Trustees penalties may be imposed if the rules and regulations as promulgated and revised from time to time by the Klein Bron Park Home Owners Association are not adhered to, which penalties will be debited to the Owner's levy account, whether it is the Owner himself, his tenant Resident, or other parties having some connection with the registered Owner's section who contravenes such rules and regulations.

37 GOVERNING BODIES AND LOCAL AND OTHER AUTHORITIES

- 37.1 As residents of the Western Cape, a South African province, all Scheme Residents, whether South African citizens or not, are obligated to abide by / comply with all rules and bylaws promulgated and set by governing bodies and local and other authorities which may from time to time be revised, amended, or added to by those bodies and authorities.
- 37.2 The obligation of Scheme Residents to abide by / comply with such rules and bylaws is binding on all Scheme Residents notwithstanding anything to the contrary contained herein or any lease agreement or grant of occupancy.
- 37.3 The Trustees shall in their absolute discretion have the right to report the contravening of any such rules and bylaws to the body or authority in question and may further issue warnings to the Residents and Owners who do not abide by / comply with such rules and bylaws. In the absolute discretion of the Trustees penalties may be imposed if rules and bylaws as promulgated and set by governing bodies and authorities are not adhered to, which penalties will be debited to the Owner's levy account, whether it is the Owner himself, his tenant Resident or other parties having some connection with the registered Owner's section who contravenes such rules and bylaws.

38 PROCEDURE FOR PROBLEM REPORTING / COMPLAINTS

- 38.1 The Managing Agent is legally prohibited from following instructions from any party / entity other than an Owner of a section or the Owner's appointed representative.
- 38.2 Residents must therefore report problems / complaints to the Owner of the section from whom they are renting. The Owner must then forward same to the Managing Agent for action by the Trustees.
- 38.3 All complaints must be made in writing to the Managing Agent which must reflect the dates and times of incidents reported together with a detailed description of the complaint and the section number of the Owner / Resident to whom the complaint relates.
- 38.4 As they have no authority to deal with these, problems / complaints related to Jewel Place are not to be reported to the Klein Bron Park Office, Park Manager, or Park Administrative Assistant for action.

APPENDIX A

Appendix A of the Conduct Rules sets out amendments and additions to the Conduct Rules of the Scheme.

8 FLAMMABLE GOODS, SAFETY OF PROPERTY, AND FIRES

The following subclauses are inserted in addition to Clause 8 of the Conduct Rules:

- 8.12 Gas bottles - inside: Only one (1) 9kg gas bottle is permitted for use inside a section. The use of any additional gas bottles for appliances must be communicated to the insurer, who will amend the cover payable for the section. The cost of the increased cover is for the section owner.
- 8.13 Gas bottles - outside: Gas bottle(s) that are kept outside a section must be stored in a designated area and secured in a container approved by a gas installer.
- 8.14 The Trustees must be informed should gas bottle(s) be kept and used inside or outside a section.

15 ERECTION OF STRUCTURES OUTSIDE JEWEL PLACE BUILDINGS

Subclauses 15.1 and 15.2 below replace the ones in the Conduct Rules. Subclauses 15.3 through 15.5 remain as set out in the Conduct Rules and must be read together with the revised Subclauses 15.1 and 15.2 below.

- 15.1 The erection of any structures (be it permanent, semi-permanent, or temporary) to the outside of Jewel Place buildings or other Common Property structures / elements, and the installation / use of equipment / apparatus inside sections which protrude to or are otherwise visible on the outside of a section is not permitted without written permission from the Trustees.
- 15.2 Structures include, but are not limited to air-conditioning units, fans, gazebos, tents, trampolines, jumping castles, jungle gyms, playground equipment, pet enclosures, clothes / washing lines, plastic or other sheeting, lighting, TV / radio / internet / electronic devices / antennae, satellite dishes, electrical / other cables, etc.

21 BUSINESS AND OTHER ACTIVITIES

Subclause 21.1, as set out below, replaces the subclause as set out in the Conduct Rules. Subclauses 21.2 and 21.3 remain as set out in the Conduct Rules and must be read together with the revised Subclause 21.1 below.

- 21.1 No business (including an Airbnb), profession, or trade may be conducted on the Common Property or in any section without the approval of the Body Corporate. The Scheme's insurer must be advised accordingly, as the insurance premium payable for that section needs to be adjusted. The cost of the increased cover is for the section owner.

16 LITTERING AND REFUSE DISPOSAL

Subclause 16.1.6 is amended as set out below and replaces the subclause as set out in the Conduct Rules. Subclause 16.1.19 as set out below should be read together with Clauses 16.1.1 through 16.1.18, which, apart from the amendment of Subclause 16.1.6, remain in full force and effect.

- 16.1.6 Ensure that tins, bottles, cartons, and other containers used for storing liquids are completely drained before disposal in the refuse bins. The exception to this rule relates to the disposal of cooking oil/fat and should be done as per subclause 16.1.19.
- 16.1.19 Cooking oil/fat is not permitted to be disposed of into any drain (whether inside or outside of a building) or down any toilet in the Complex. Instead, cooking oil/fat should be allowed to cool and then emptied into a container that can be sealed with a lid, or mixed with an

absorbent material such as flour or cat litter to convert it into solid waste. After that, it can be discarded in a sealed plastic bag in a refuse bin.

24 COMMON PROPERTY EQUIPMENT AND INSTALLATIONS

In addition to Subclauses 24.1 through 24.5, which remain in full force and effect, the following subclause must be read together with the other subclauses of Clause 24:

24.6 The installation of a generator on the Common Property is not permitted. The use of a generator inside a section is subject to review and approval by the Trustees.

26 DAMAGE, ALTERATIONS, OR ADDITIONS TO THE COMMON PROPERTY

Subclause 26.1, as set out below, replaces the subclause as set out in the Conduct Rules. Subclauses 26.2 through 26.8 remain as set out in Clause 26 and must be read together with the revised Subclause 26.1 below.

26.1 The construction of extensions to sections / covering of pagodas / enclosing of porches / erection of structures (of whatever size or type of material and for whatever purpose), etc, are not permitted. An Owner / Resident shall furthermore not allow the marking, painting, driving of nails or screws or the like into, or otherwise damage or alter any part of the Common Property.