

GRACE MANOR BODY CORPORATE CONDUCT RULES

1. ANIMALS, REPTILES & BIRDS

- (1) An owner or occupier of a section shall not, without the consent in writing of the trustees, which approval may not unreasonably be withheld, keep any animal, reptile or bird in a section or on the common property.
- (2) When granting such approval, the trustees may prescribe any reasonable condition.
- (3) The trustees may withdraw such approval in the event of any breach of any condition prescribed in terms of sub-rule (2)

2. REFUSE DISPOSAL

- (1) An owner or occupier of a section shall-
 - (a) maintain in an hygienic and dry condition, a receptacle for refuse within his section, his exclusive use area or on such part of the common property as may be authorised by the trustees in writing;
 - (b) ensure that before refuse is placed in such receptacle it is securely wrapped, or in the case of tins or other containers, completely drained;
 - (c) for the purpose of having the refuse collected, place such receptacle within the area and at the times designated by the trustees;
 - (d) when the refuse has been collected, promptly return such receptacle to his section or other area referred to in paragraph (a).

3. SEWERAGE DISPOSAL

- (1) An owner or occupier of a section shall not:
 - a) Flush any oil, grease or cooking fats down the toilet/drain
 - b) Flush any indestructible materials down the toilet/drain
 - c) Wash paint brushes or rollers into the toilet/drain
 - d) Flush any strong acidic fluids down the toilet/drain
 - e) Under no circumstance must newspaper, brown paper, cigarette butts, matches, fruit peels, sanitary towels or any other foreign objects be flushed down the toilets as this could cause the system to break down at a great expense.

4. VEHICLES

- (1) No owner or occupier shall park or stand any vehicle, trailer or boat upon the common property, or permit or allow any vehicle, trailer or boat to be parked or stood upon the common property, without the consent of the trustees in writing.
- (2) The trustees may cause to be removed or towed away, at the risk and expense of the owner of the vehicle, trailer or boat any vehicle, trailer or boat parked, standing or abandoned on the common property without the trustees' consent.
- (3) Owners and occupiers of sections shall ensure that their vehicles, and the vehicles of their visitors and guests, do not drip oil or brake fluid on to the common property or in any other way deface the common property.

- (4) No owner or occupier shall be permitted to dismantle or effect major repairs to any vehicle, trailer or boat on any portion of the common property, an exclusive use or in a section.

5. DAMAGE ALTERATIONS OR ADDITIONS TO THE COMMON PROPERTY

- (1) An owner or occupier of a section shall not mark, paint, drive nails or screws or the like into, or otherwise damage, or alter, any part of the common property without first obtaining the written consent of the trustees.
- (2) Notwithstanding subrule (1), an owner or person authorised by him may install-
 - (a) any locking device, safety gate, burglar bars or other safety device for the protection of his section; or
 - (b) any screen or other device to prevent the entry of animals or insects; Provided that the trustees have first approved in writing the nature and design of the device and the manner of its installation.

6. 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.

7. 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.

8. 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.

9. LAUNDRY

An owner or occupier of a section shall not, without the consent in writing of the trustees, erect his own washing lines, nor hang any washing or laundry or any other items on any part of the building or the common property so as to be visible from outside the buildings or from any other sections.

10. STORAGE OF INFLAMMATORY MATERIAL AND OTHER DANGEROUS ACTS

An owner or occupier shall not store any material, or do or permit or allow to be done, any 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.

11. LETTING OF UNITS

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.

12. 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 agents 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 reasonably necessary to eradicate any such pests. The costs of the inspection, eradicating 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.

13. OCCUPATION

The number of **permanent** (long term) occupants which may occupy any section which has two bedrooms is limited to a maximum of **4** persons. The number of occupants allowed when **holiday letting** (short term) is limited to a maximum of **6** persons. Should an owner have more than the number of allocated persons occupying the unit they will be in contravention of the conduct rules and liable to pay a weekly surcharge of 25% of their monthly levy, as per the approved budget, payable to the Body Corporate.

14. NEIGHBOURLY CONSIDERATION

No loud noise of any nature whatsoever may be permitted between 22H00 and 08H00. Fireworks are absolutely forbidden at the complex.

15. SLAUGHTERING OF ANIMALS

No slaughtering of any animals whatsoever will be permitted on these premises.

16. EXCLUSIVE USE AREAS

All garden areas, court yards and carports are allocated as exclusive use areas as per the attached schedules marked as Annexure "A" and are to be maintained by owners personally. Owners will be required to make a contribution for these demarcated areas, to be determined by owners at the Annual General Meeting as required by the Sectional Title Act.

17. SWIMMING POOL & POOL AREA

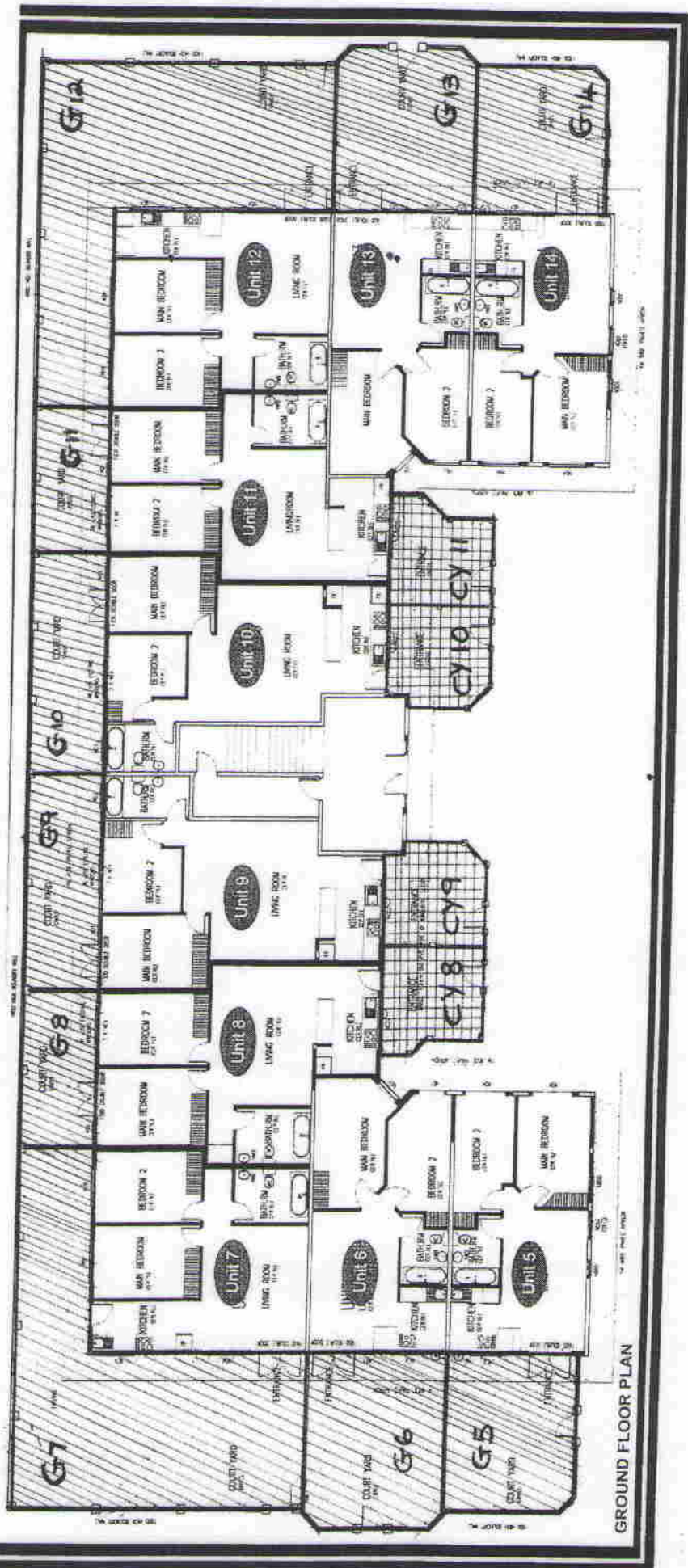
No sweets or their wrappers to be left lying around as they block the pool filters. No glass bottles or glasses to be used near the pool. Only residents are permitted at the pool and children under the age of 10 are not allowed without supervision. The gate is to be kept closed at all times. No noise in the pool area after 22:00.

"ANNEXURE A"

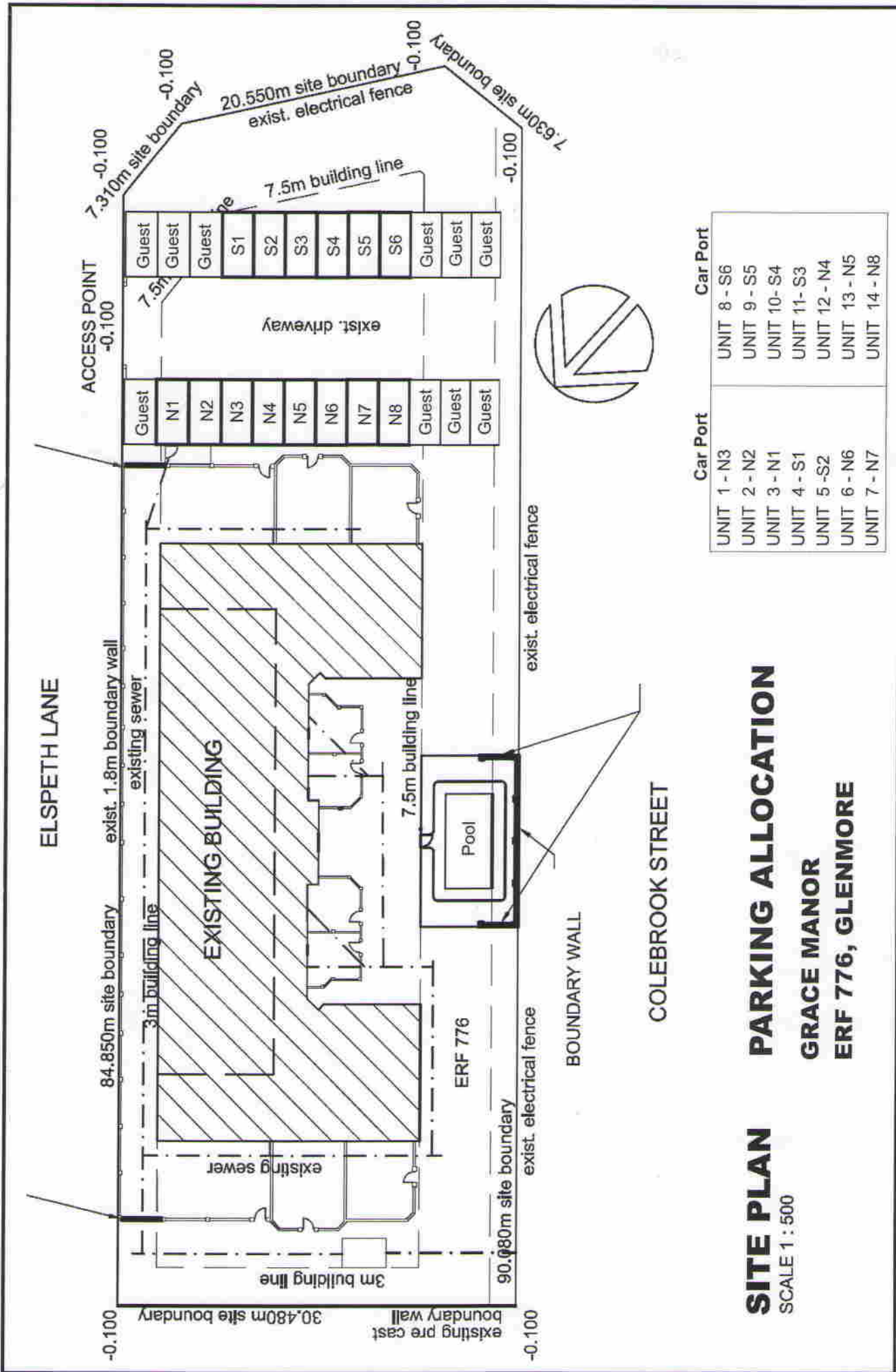
GRACE MANOR

SCHEDULE OF EXCLUSIVE USE AREAS

SECT NO	EUA GARDENS m ²	G	EUA CONTR GARDEN	EUA COURTYARD m ²	CY	EUA CONTR CYARD	EUA CARPORT m ²	CP	EUA CONTR CARPORT	TOTAL EUA CONTR
1	-			-			12.5	N3		
2	-			-			12.5	N2		
3	-			-			12.5	N1		
4	-			-			12.5	S1		
5	29.4	G5		-			12.5	S2		
6	33.6	G6		-			12.5	N6		
7	90.8	G7		-			12.5	N7		
8	23.3	G8		16.5	CY 8		12.5	S6		
9	30.2	G9		23.8	CY 9		12.5	S5		
10	30.2	G10		23.8	CY10		12.5	S4		
11	23.3	G11		16.5	CY11		12.5	S3		
12	90.8	G12		-			12.5	N4		
13	33.6	G13		-			12.5	N5		
14	29.4	G14		-			12.5	N8		
			0.0			0.0			0.0	0.0



GROUND FLOOR PLAN



Car Port	Car Port
UNIT 1 - N3	UNIT 8 - S6
UNIT 2 - N2	UNIT 9 - S5
UNIT 3 - N1	UNIT 10 - S4
UNIT 4 - S1	UNIT 11 - S3
UNIT 5 - S2	UNIT 12 - N4
UNIT 6 - N6	UNIT 13 - N5
UNIT 7 - N7	UNIT 14 - N8

SITE PLAN
 SCALE 1 : 500
PARKING ALLOCATION
GRACE MANOR
ERF 776, GLENMORE