

Sectional Plan No SS 635/2005

The Registrar of Deeds
Cape Town

**NOTIFICATION UNDER
SECTION 35(5) AND REGULATION 30(3) AND (4)
OF THE SECTIONAL TITLES ACT, No 95 OF 1986, AS AMENDED**

We, Kayleen Simpson
and Myasha Mpemba the
undersigned trustees of the Body Corporate of the sectional title scheme known as

HARFIELD TERRACES BODY CORPORATE

No SS 635/2005

Situated at Harfield Village, in the City of Cape Town,
Province of the Western Cape

HEREBY GIVE NOTICE that on 17th September 2015 the Body Corporate made the following changes to the rules, set out in the attached Schedule, which has been initialled by the trustees for identification, for the control and management of the building/s, namely:

to repeal the old conduct rules and constitute and approve a new set of Body Corporate Rules for Harfield Terraces BC as per the attached set of rules.

The change in rules referred to above has been made by Special Resolution of the Body Corporate.

ADDRESS: The Trustees
Harfield Terraces Body Corporate
c/o Faircape
6th Floor
The Terraces
25 Protea Road
Claremont
7708

Myasha Mpemba
TRUSTEE

DEPARTMENT OF RURAL
DEVELOPMENT
AND LAND REFORM
2 MAY 2015
90 PLEIN STREET
CAPE TOWN 8000
REGISTRAR OF DEEDS: CAPE TOWN
Kayleen Simpson
TRUSTEE

DATE:

Filed at the Office of the Registrar of Deeds at

on

Signed at on

REGISTRAR OF DEEDS

DATE:

HARFIELD TERRACES BODY CORPORATE
(S/S No. 635/2005)
HOUSE RULES

1. LETTING OF UNITS

- 1.1 It is the responsibility of non-resident owners to provide tenants with House Rules and to ensure that the tenants adhere to them.
- 1.2 Any owner who rents out their flat must advise the Trustees of the name of the tenant, date of occupation of the flat, and number of occupants.
- 1.3 All tenants of units and other persons granted rights of occupancy by an owner of the relevant unit are obliged to comply with these house rules, notwithstanding any provision to the contrary contained in any lease or any grant of rights of occupancy.
- 1.4 It is the owner's responsibility to ensure that a one bedroomed unit is occupied by no more than two people and a two bedroomed is occupied by no more than three adults or two adults and two children, under the age of 18.
- 1.5 Use of the section for any purpose other than a residential purpose is not permitted.
- 1.6 Sub-letting of units is not allowed.

2. SECURITY

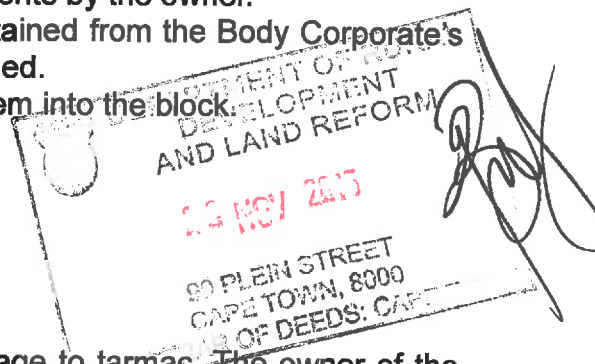
- 2.1 Security keys to flats and gate remote controls are the responsibility of the owner's flats. The keys are to be handed over to new residents by the owner.
- 2.2 Replacement or additional gate remotes to be obtained from the Body Corporate's Managing Agent – a replacement cost will be charged.
- 2.3 Residents should not allow people not known to them into the block.
- 2.4 Security gates for flats should be white in colour.

3. VEHICLES AND PARKING

- 3.1 Cars will be parked in demarcated areas only.
- 3.2 Only one car per parking bay.
- 3.3 Oil leaks to be repaired timeously to prevent damage to tarmac. The owner of the parking bay will take remedial responsibility, including the financial costs incurred thereof, for oil damage or any other damage cause by the car, such as but not limited to, impact or scraping of the wall adjacent to the parking bay.
- 3.4 Visitors to park cars outside the premises.
- 3.5 Residents (and their visitors) are not to park in bays belonging to other flats without permission of the owner.
- 3.6 The trustees may cause to be removed or towed away, at the risk and expense of the owner of the vehicle, any vehicle parked, standing or abandoned on the common property without the trustees' consent.
- 3.7 No owner or occupier shall be permitted to dismantle or effect major repairs to any vehicle on any portion of the common property, exclusive use area or in a section.
- 3.8 Damaged vehicles and vehicles that are not in general use or are not road worthy may not be parked within the premises other than for such short periods as may be approved in writing by the trustees.
- 3.9 Vehicles exceeding two tons, or vehicles with double wheels may not enter the premises.

4. NOISE AND UNRULY BEHAVIOUR

- 4.1 Residents should consider others in the interest of good neighbourliness.
- 4.2 Noise levels must not exceed reasonable levels at any time (at the Trustees discretion).



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4.3 No loud music/activity after 10pm.

4.4 Quiet times: Sat 2 – 5pm and Sun 2 – 5 pm should be respected.

4.5 No ball games or riding of bicycles / skate boards in the parking area, passages or stairways.

4.6 Hooting is strictly prohibited.

4.7 Owners and occupiers shall be responsible for the behavior of their children, guests and domestic servants and shall be liable for any damage caused by them. Any damage caused by children, guests or domestic servants shall be repaired at the cost of the Owner or Occupier concerned, within 14 days of notice by the Trustees, to the satisfaction of the Trustees.

4.8 An Owner or Occupier shall not use or permit his home to be used in any way that is injurious to the reputation of the scheme.

5 CORRESPONDENCE

Communication with the Trustees should be in writing.

6 USE OF COMMON PROPERTY

6.1 No owner or occupier may erect, store, leave or allow to be erected, kept, stored or left any article or thing on any part of the common property

6.2 No hobbies or other activities may be conducted on the communal areas if they cause a nuisance to other owners or other occupiers. The Trustees shall be the final adjudicators in such matters.

7 REFUSE AND LITTERING

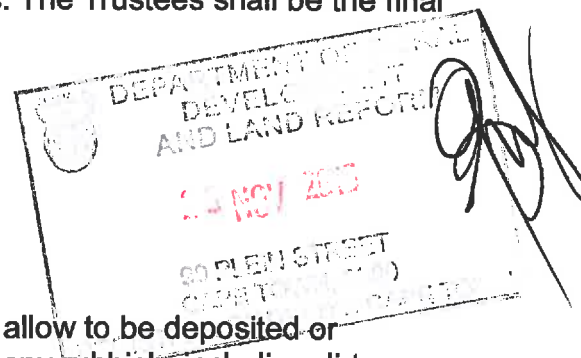
7.1 Refuse bags to be securely closed and drained.

7.2 Refuse to be taken to the refuse bins for collection.

7.3 No bags of refuse to be left outside flats.

7.4 No building rubble to be placed in refuse bins.

7.5 An owner or occupier shall not deposit, throw, permit or allow to be deposited or thrown onto the common property or any other section, any rubbish, including dirt, cigarette butts, food scraps or any other litter whatsoever.



8 DANGEROUS MATERIALS AND ACTS

An owner or occupier of any section shall not store any material, or do any other dangerous act in the building or on the common property, which may increase the rate of the premium payable by the body corporate on any insurance policy.

9 LAUNDRY

9.1 Laundry may not be hung from windows or over stairwell or be visible from the outside.

9.2 Laundry hung in the washing line area is at own risk.

10 LETTERBOXES

Residents should not leave unwanted mail in the letterbox area. Kindly re-address and re-post mail where possible, or dispose of unwanted mail in refuse bins.

11 SIGNS AND NOTICES/ TV AERIALS

11.1 No owner or occupier of a section shall place any sign, notice, billboard or advertisement of any kind whatsoever on any part of the common property or of a

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section, so as to be visible from outside the section, without the written consent of the trustees first having being obtained.

11.2 TV aerials may not be installed if visible from the outside of a section.

12 ANIMALS

12.1 Residents may not keep pets on the premises.

12.2 No slaughtering of animals of any type shall be permitted on the common property or exclusive use area, be it cultural, religious or any other purpose.

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 authorized 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. Reasonable notice to this effect shall be given to owners/tenants concerned. 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 that may be damaged by any such pests shall be borne by the owner of the section concerned.

14 BRAAIS

14.1 No braaiing of any sort, be it wood/gas/electric, is permitted on the common property and/or exclusive use area.

15 RENOVATIONS

15.1 Written permission must be obtained from Trustees before structural renovations are carried out and sketch plans to be submitted.

15.2 "Noisy" renovations to be carried out between 8am and 5pm (refer to 3.4). No noisy maintenance to be carried out on Sundays.

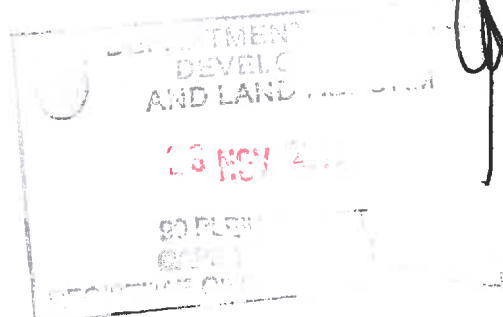
15.3 An owner or person authorized by him may install any locking device or burglar bars provided that the trustees preapprove in writing, the design of the device and the manner of its installation.

16 WINDOW/DOOR COVERING

16.1 Windows to have neutral coloured blinds/curtains/curtain lining (i.e. white/cream/wood)

16.2 Canopies are not permitted other than those installed by the body corporate.

16.3 The owner or occupier of a section shall not place or do anything on any part of the common property, including stoeps and gardens, that in the opinion of the trustees, is aesthetically displeasing or undesirable when viewed from the outside section.



17 HOME BASED WORK

Any owner or resident may operate a business from their home, providing that prior written permission is obtained from the trustees. Before authorizing this, the trustees will consider the:

- Inconvenience caused to other Members.
- Breach of security.
- Invasion of privacy of other residents.
- Vehicular access and parking.

Any resident wishing to operate a business from their home must first apply in writing, motivating the reasons therefore.

18. ENFORCEMENT OF RULES

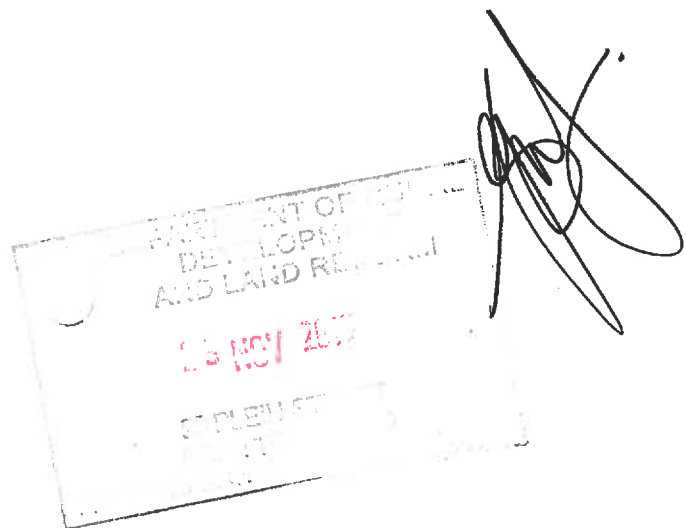
In the event that any of these Rules are breached, the Trustees will apply the following penalties:

18.1 R300,00 to be charged to the owner's levy account in respect of:

- 18.1.1 Improper or unsanitary refuse disposal.
- 18.1.2 Illegal or unauthorized parking. Any unauthorized vehicles will be clamped.
- 18.1.3 Continuous or serious noise disturbance.
- 18.1.4 Littering on the common property.
- 18.1.5 Hanging of laundry in any area other than the designated laundry area.

18.2 Any other breach, then the following shall apply:

- 18.2.1 A letter of warning specifying the offence and period of time to reasonably remedy the offence.
- 18.2.2 If the offence is not remedied within the stipulated time, then Rule 18.1 shall apply.



HARFIELD TERRACES BODY CORPORATE

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MOWBRAY
7705

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Fax No. 086 511 0120
E-mail Address: aaronb@faircape.co.za

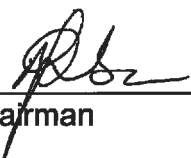
SPECIAL RESOLUTION

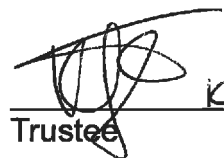
The Owners of Harfield Terraces Body Corporate hereby resolve:-

To collect special levies from the owners to cover the costs for the aluminium window frames replacement.

The amount to be collected over a period of 6 (six) months commencing on 1st October 2015 amounts to R 244 233.17 (Two Hundred and Forty Four Thousand, Two Hundred and Thirty Three Rands and 17 Cents).

Date of Resolution: 17 September 2015


Chairman


Trustee

