



SECTIONAL TITLES SCHEMES MANAGEMENT ACT, 2011 (ACT NO 8 OF 2011)

CERTIFICATE IN TERMS OF SECTION 10(5)(c)

For office use:

Scheme Registration Number: CSOS/GovDoc/18/WC/000574

1. I, the undersigned, Ndivhuo Rabuli, in my capacity as the Acting Chief Ombud, acting in terms of section 10(5) (c), of the Sectional Titles Schemes Management Act, 2011 (Act No 9 of 2011), hereby certify that: -
2. At a meeting held on 08 December 2016, the scheme passed a Special Resolution approving the amendments of the Conduct Rules.
3. The amendments to the Conduct Rules in terms of section 10(5)(a), of the Sectional Titles Schemes Management Act, 2011 (Act No. 8 of 2011), have been approved.
4. The Conduct Rules are for the regulation and management of the following Community Scheme:

ROSMEAD SQUARE

5. The amendments will become effective on the date of signature hereof.

Signed and dated atSANDTON..... on the21st..... day ofMAY..... 2018


Community Schemes
Ombud Service
Affordable Reliable Justice
1st Floor Building A, 63 Wierda Road East,
Wierda Valley, Sandton, Gauteng
T: +27 (010) 593 0533 | F: +27 (010) 590 6154
Website: www.csos.org.za
Fraud Hotline: 0800 701 701

Ms Ndivhuo Rabuli: Acting Chief Ombud

Seal / Stamp

M. Fik

CERTIFICATE

IN TERMS OF SECTION 11(3) OF ACT 95 OF 1986

I, the undersigned, **PAUL WOLTER STELLING**, Conveyancer practising of Plumstead do hereby certify that the CONDUCT RULES applicable to the Scheme known as **ROSMEAD SQUARE** will be those prescribed in terms of Section 35(2)(b) of the Sectional Titles Act No 95 of 1986, except for the amendments and/or additions to the Rules as set out below:

1. Rule 1 is to be deleted and replaced by the following Rule:

"1. ANIMALS, REPTILES AND BIRDS

An owner or occupier of a section shall not be entitled to keep animal(s), reptile(s) and/or bird(s) in a section nor on the common property."

2. Rule 2 is to be deleted and replaced by the following rule:

"2. REFUSE DISPOSAL

A refuse room (bin store) will be erected by the developer on the common property.

An owner or occupier of a section shall:

- (a) deposit all his/her refuse in this refuse room in bins provided therefor and ensure that before such refuse is placed in these bins that such refuse is securely wrapped or in the case of tins or other containers, completed drained; and
- (b) maintain this refuse room in a hygienic condition.

The trustees shall be responsible for making arrangements as they see fit to give the employees of the Local Authority refuse collection service access to the refuse room to collect and remove the refuse."

BOWMAN GILFILLAN
ATTORNEYS
PLUMSTEAD

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3. Rule 3(1) is to be deleted and replaced by the following rule :

"3(1) An owner or occupier of a section or his/her visitors, shall only park or stand vehicles on designated parking bays to which the owner or occupier is entitled."

4. Rule 4 is to be deleted and replaced by the following rule:

"4. 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 sub-rule (1), an owner or person authorised by him may install any locking devices, security gates, burglar bars or other safety devices for the protection of his section, provided that the trustees have first approved in writing the nature and design of such devices and the manner of their installation and provided that such locking devices, security gates, burglar bars or other safety devices comply with all the provisions of Additional Rule 13."

5. An Additional Rule 12 be inserted, as set out below:

"12. AIR CONDITIONING UNITS, TELEVISION AERIALS AND SATELLITE DISHES

No owner or occupier shall place or allow to be placed in a section or any part thereof (or any part of the common property which he/she is entitled to occupy) any air conditioning unit/s, television aerial/s or satellite dish/es which require/s attachment to the exterior of the building without the written consent of the trustees."

6. An Additional Rule 13 be inserted, as set out below:

"13. LOCKING DEVICES, SECURITY GATES, BURGLAR BARS AND OTHER SAFETY DEVICES

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The Trustees shall be responsible for deciding on the permissible design, location and colour of locking devices, security gates, burglar bars and other safety devices for the individual units and neither an owner nor his/her tenant shall be entitled to install locking devices, security gates, burglar bars or other safety devices without the written consent of the trustees."

7. An Additional Rule 14 be inserted, as set out below:

"14. NOISE AND NUISANCE

Owners and occupiers of sections shall at all times in their use and enjoyment of their unit and or the common property be considerate of other owners or occupiers of units and shall keep noise to reasonable levels and shall not do or allow to be done anything which constitutes a nuisance to other owners or occupiers of sections."

8. An Additional Rule 15 be inserted, as set out below:

"15. PARKING BAY ALLOCATION

The developer shall have the right to allocate the common property parking bays; the allocation of same shall be recorded on a parking layout plan. Such plan shall be tabled at the first general meeting for record purposes and shall be binding on all owners. The trustees shall thereafter have the right to amend the allocation of the common property parking bays with the agreement of the owners of the affected parking bays by means of a special resolution of the owners."

9. An Additional Rule 18 be inserted, as set out below:

"18. GARDEN AREA ALLOCATION

The developer shall have the right to allocate the common gardens areas; the allocation of same shall be recorded on a layout plan. Such plan shall be tabled at the first general meeting for record purposes, and shall be binding on all owners. The owners and/or occupiers of Sections 1, 2 and 3 shall each be responsible for the maintenance of the garden area allocated to him/her.

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10. LEVY COLLECTIONS

- a) It is in the sole discretion of the trustees to take any remedial action necessary against any owner for the enforcement of any right, duty or obligations owed by any owner to the Scheme for the payment of any levy, administrative fee or any other charge that may become due in the enforcement of the Act, the Rules or any other obligation owed.
- b) All members of the Body Corporate agree that any legal, or administrative fees incurred by the Scheme, pursuant to a valid agreement with any supplier, in the prosecution of any obligation owed, or the enforcement of the rules as against an errant owner, can and should be debited to the members account.
- c) All members of the Body Corporate agree that all debt collection charges, as amended from time to time in the Act, which may be incurred by the Body Corporate when employing the services of a registered debt collector as defined in the Debt Collectors Act of 1998, can and should be debited to the errant members account.
- d) All members of the Body Corporate agree and confirm that any owner who enters into a lease agreement, or allows possession, use and or occupation for any reason whatsoever for any period of time, must submit all details of said occupant/s to the Trustees and / or Managing Agent prior to occupation being granted. Any failure to submit the aforementioned details is an offence and may attract a fine in line with these rules.