

BERMUDA BEACH BODY CORPORATE

This agreement is merely to ensure that everybody staying in Bermuda Beach enjoys its secure lifestyle and is not intended to stifle anyone's enjoyment whilst staying here. All tenants of units and other persons granted rights of occupancy by any owner of the relevant unit are obligated to comply with these conduct rules, notwithstanding any provision to the contrary in any lease or any grant of rights of occupancy.

This is the shortened version of and subject to the complete Conduct Rules:

1. No animals are permitted in a section or on the common property.
2. No person shall make or cause any unacceptable disturbance which constitutes a nuisance to other occupants in the complex.
3. All refuse shall be securely wrapped and placed in a municipal black bin in the refuse room.
4. No person shall permit any vehicles, trailers, boats etc to be parked on the common property. Trailers and boats are to be parked behind the clubhouse at own risk.
5. No person may dismantle or effect repairs to any vehicle on any portion of the common property.
6. No person shall place or do anything on any part of the common property including balconies, patios, stoeps and gardens, which is undesirable when viewed from the outside.
7. No person of a section shall deposit, throw, 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.
8. No person shall hang any washing or laundry on any part of the building or the common property so as to be visible from outside the building or any other section.
9. The braai facilities at the swimming pool are for the use of all Bermuda Beach residents, and the use of these facilities is strongly recommended.
10. The use of any other braai equipment, on the common property, stoeps or balconies, is a privilege and not a right. This privilege should be exercised with discretion, bearing in mind any discomfort or nuisance, to other residents. Smoke can be a major source of discomfort, and this aspect should be kept in mind. The use of braai wood on the stoeps or balconies is not acceptable. Braai charcoal is recommended. With the sole exception of Weber braais, no braai equipment or materials may be stored on the stoeps or balconies. These braai materials should be stored within 12 hours of use, either indoors, in a garage, or storeroom, or at the owner's own risk in the refuse rooms.
11. Pot plants and patio furniture are the only items that may be stored on patios, stoeps or balconies. With regard to pot plants the emphasis is on good quality, well-maintained pots limited to reasonable quantities. Pots on upstairs balconies should be equipped with catchment trays, in order to avoid water nuisance to residents below.
12. Any person who contravenes or fails to comply with any provision of these rules, or any conditions imposed by or directions given in terms of these conduct rules, shall be deemed to have breached these conduct rules and will be subject to penalties imposed by the Trustees. First initial penalty shall be R1000 (one thousand rand)