

GOLF BEACH BODY CORPORATE

This is a condensed version of the Conduct Rules applied at Golf Beach Body Corporate.

1. No owner, lessee or occupier of a section shall, without the consent in writing of the Trustees, keep any animal, insect, reptile or bird (pet) in a section or on the common property.
2. No owner, lessee or occupier of a section shall allow any part of his or her section to become unsanitary, accumulated with rubbish a danger to health or otherwise dirty or untidy. Properly closed refuse bags should be placed in the wheelie bins situated in the refuse room at the entrance to Golf Beach. No littering. No material or objects may be thrown out of windows or from balconies.
3. An owner, lessee or occupier of a section shall park or stand his or her vehicle (motorcar, motorcycle or bakkie) upon the exclusive use area (garage or parking bay) allocated to the section he or she owns or occupies. No caravan, boat, truck or any other vehicle may be parked on the exclusive area. Garages should be used for the parking of vehicles and not as a storage facility.
4. No owner, lessee or occupier may alter, damage, improve or add to in any matter to the common property without the consent of the Trustees. Any work should be done with the minimum discomfort, disturbance and nuisance to the other occupiers and should be done on weekdays between 08:00 and 18:00 or between 09:00 and 13:00 on Saturdays, but not at all on Sundays.
5. Nothing should be placed or stored in a section, common property, exclusive use areas, balconies, patios, stoeps or gardens and encroachments, which in the opinion of the Trustees is aesthetically displeasing or undesirable when viewed from the outside of the section.
6. No signs, billboard or advertisement of any kind whatsoever shall be displayed so as to be visible from outside the section.
7. Own washing lines shall not be erected, nor shall any washing or laundry be hung or placed on patios, balconies, stoeps or on any part of the section so as to be visible from outside the buildings or from any other sections.
8. An owner of a section shall ensure that the number of persons, who reside in his section, do not exceed two persons per bedroom of his or her section.
9. Quietness in sections and on the common property between the hours of 23:00 and 07:00 shall be maintained. No one may do or allow anything to be done in his or her section or on the common property, which constitutes a nuisance or an unreasonable invasion of the privacy of the other occupiers of sections.
10. The swimming pool and surrounding area are primarily for the use of owners, lessees and occupiers of sections at Golf Beach. Children under 12 (twelve) years shall at all times be accompanied by an adult. No glass utensils or animals may be brought into the area.
11. No skateboards, roller skates, roller blades, quad bikes, carts or scooters may be used on the common property. Any activity, game e.g cricket, rugby etc which can cause damage to the common area or being a nuisance to other occupiers is prohibited.
12. All persons on the common property or using any of its facilities or services are there and do so at their own risk. No person shall have any claim against the Body Corporate of whatsoever nature.
13. If the conduct of an owner, lessee or an occupier of a section or his or her employees, contractors, visitors/guests or any family member constitutes a nuisance in the opinion of the Trustees, or if any such person contravenes, breaches, disobeys or disregards a Conduct rule the Trustees can impose a penalty for such conduct.