

BODY CORPORATE OF LA LUNA

CONDUCT RULES

2017-01-17

1. ANIMALS

All Units are permitted to have one small dog with the written permission of the Trustees, which permission could be withdrawn if the pet proved to be a nuisance to other residents. No cats or reptiles will be allowed.

No dogs are allowed roaming around the complex unattended. All dog owners to ensure any mess left behind on the common property is cleaned up.

2. REFUSE DISPOSAL

It is the responsibility of all residents to dispose of all refuse from their respective sections and exclusive use properties.

All residents must provide themselves with a proper outside dustbin.

3. VEHICLES

Not to be parked on common property or exclusive use areas other than own without consent of the Trustees.

No repairs to be done on common property or exclusive use areas other than inside a garage.

No caravans, trailers or boats to be permanently parked on any exclusive use or common property.

Speed limit inside the development of 10 kph.

Weight limit of 3 (three) tons in respect of any vehicle inside the development.

4. DAMAGE, ALTERATIONS OR ADDITIONS

No residents are allowed to make any alterations or additions to the section, exclusive use area or common property without the prior written consent of the Trustees, which consent shall not be unreasonably withheld.

5. AESTHETICS

Residents may not do or place anything on patios, walls or in gardens, which in the discretion of the Trustees is aesthetically displeasing, undesirable or out of keeping with the theme of the development.

6. SIGNS AND NOTICES

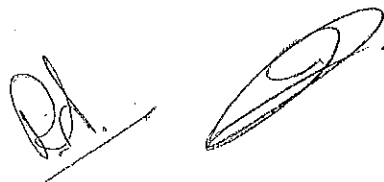
No signs, notices, billboards or advertisements are to be erected, other than Estate Agent "For Sale" boards, which are to be placed outside the development.

7. LAUNDRY

Residents are to be responsible for ensuring that washlines and laundry are reasonably screened from public view.

8. NOISE

Consideration to others at all times.



2011-07-17

- 9. **SELLING, LETTING OR VACATING**
Residents must notify the Body Corporate and anyone granted right of occupancy must agree in writing to abide by all rules. Residents are responsible for controlling access.
- 10. **SERVANTS**
No separate housing accommodation for servants will be provided. Residents are responsible for ensuring that individual servants adhere to all security rules.
- 11. **PRIVACY OF INDIVIDUAL OWNERS**
Residents must respect the privacy of individual owners at all times.
- 12. **NO OF PERMANENT RESIDENTS PER UNIT**
There will be a limit of two permanent residents per bedroom per unit. Should there be a request for an additional number, such a request is to be put in writing to the Trustees for approval, which approval may not be unreasonably withheld.
- 13. **STORAGE OF FLAMMABLE SUBSTANCES**
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.
- 14. **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 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.
- 15. **SECURITY**
In the interests of the security of all residents, access to the complex is limited to one armed response security company only. The company employed is subject to the approval of the Trustees and may be replaced at any time at the discretion of the Trustees.

Residents wishing to employ the services of such a company should refer to the Trustees for details of the approved company.
- 16. **FENCING**
Only two types of fencing will be allowed, i.e. the existing post and rail poles with or without wire mesh or a 900 mm picket fence the same colour as the existing screens.

2011-01-17

Registrar's Number of Sectional Plan SG No. 3326 / 1954

Form V

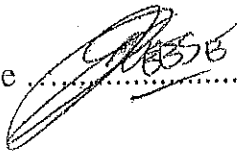
Registrar of Deeds
PIETERMARITZBURG

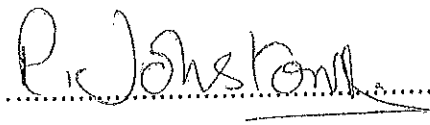
**NOTIFICATION IN TERMS OF SECTION 35 (5) AND REGULATION 30 (3) AND (4)
SECTIONAL TITLES ACT 1986**

We..... Mr J. R. Freese..... andMrs R. Johnston
the undersigned Trustees of the Body Corporate of the scheme known as **LA LUNA**
(SS No: 502 / 96) remainder of portion 776 (of 748) of the Farm Waterfall No: 978
situated in the eThekweni Municipality, outer West Operational Entity Registration
Division – FT, Province of Kwazulu Natal. Hereby give notice that on 19th August
2010 the Body Corporate made the following rules (set out in the Schedule) which
have been initialed by the Trustees for identification for the control and management
of the buildings.

Conduct Rules

The conduct Rules referred to have been made by special resolution of the Body
Corporate.

Address 8 LA LUNA..... Trustee .....
24 Ninkini Road.....

Waterfall 3610
Address 5 La Luna..... Trustee .....
24 Ninkini Road.....

Date: 12/01/2011.....