

RULES

LUCRETIA COURT, HELIOS STREET, MORELETA PARK

1. PARKING AND TRAFFIC

1.1 No parking is allowed in areas that have not been designated with white lines as parking bays.

Illegally parked vehicles will be towed away by the Trustees and the vehicle owner shall be responsible for all associated costs.

1.2 No parking is allowed in front of garages, between buildings or in main entrances.

1.3 The speed limit on the communal property is 10 km/h.

1.4 Vehicle owners are responsible for the security of their own vehicles.

2. NOISE

2.1 Silence:

Silence applies as follows:

| | | |
|-----------|---|--------------------------------------|
| Weekdays | - | 10 pm to 8 am |
| Fridays | - | 11 pm to 8 am |
| Saturdays | - | Between 2 and 4 pm and 10 pm to 8 am |
| Sundays | - | Between 2 and 5 pm and 10 pm to 9 am |

Children must be kept under control on Saturday and Sunday afternoons between 2 and 4 pm.

2.2 Residents must keep noise levels down at all times, e.g. music, TV, and conversations.

NB: No loud music will be tolerated at any time.

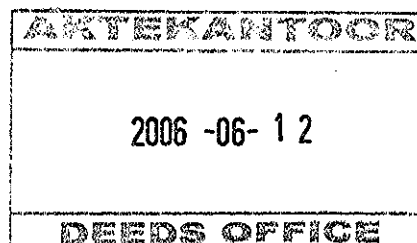
3. PETS

3.1 The maximum number of each type of pet allowed is as follows:

| | | |
|-------|---|---------------|
| Dogs | - | One small dog |
| Cats | - | One |
| Birds | - | Two |

NB: Before acquiring a pet, permission must be obtained from the trustees in writing.

3.2 Dogs are only allowed on the communal property if on a lead and controlled by the owner. The owner shall immediately remove the faeces of his/her dog and discard it into the owner's own rubbish bin.



- 3.3 Owners must prevent the barking of their dogs at all times. Should dogs disturb the neighbours by persistent barking, their owner shall permanently remove them from the complex.
- 3.4 Cat owners shall keep a litter box for their cat and clean it regularly.
- 3.5 Dogs and cats must wear a collar with a name plate including the unit number.

4. WASHING

- 4.1 Washing may only be hung out in the area provided above the garages or in the small semi-enclosure at each unit. The door leading to the washing lines must be locked at all times. Keys can be obtained from the trustees.
- 4.2 Washing may not be hung in front of windows or over walls in private gardens and shall not be visible from the communal areas or from the street.

5. SECURITY

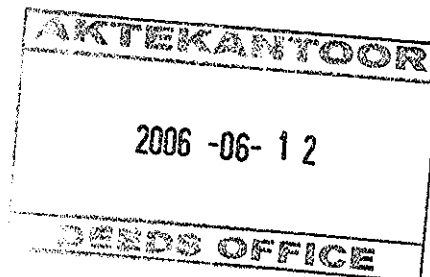
- 5.1 The owner of each unit shall ensure that an adequate number of security discs for the electric gate are available to the occupants of the unit. As a general rule, each individual that moves independently through the security gates should have a disc. Lost discs must be reported immediately.

NB: A cancellation fee to be paid for the replacement of lost discs.

- 5.2 Residents may not task the security guard.
- 5.3 The security guard is not allowed to open the gate for residents/visitors. People can only gain access with their discs or by using the intercom.

6. GARAGES AND WORK AREAS

- 6.1 Work done in garages is only allowed if done for the improvement of the communal or private property and not for business purposes.
- 6.2 Noise in garages is not allowed during the following periods:
Mondays to Fridays after 9 pm.
Saturdays after 2 pm
Sundays – No noise is allowed.
- 6.3 Garage doors are to be closed at all times except while working inside.
- 6.4 Garages are not to be used as store rooms. A standard motor vehicle must be able to be parked in the garage at any time.



7. COMMON PROPERTY

- 7.1 Residents who would like to make use of a specific area on the common property, may do so on the following basis:
- Written permission must be obtained from the Trustees.
 - Trustees reserve the right to revoke such permission at any time.
 - Areas are allocated on a first-come first-serve basis.
- 7.2 The gardener may not be tasked by any person other than the Trustees/Caretaker.
- 7.3 Caravans and trailers are not allowed in the complex.

Attached hereto is a list of the approved structures of Lucretia Court.

8. PRIVATE GARDENS

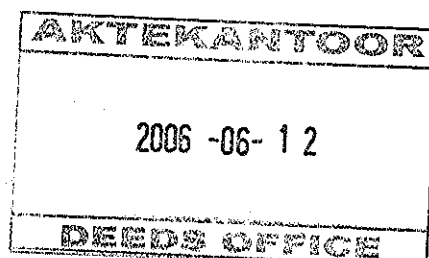
- 8.1 The upkeep of private gardens is the responsibility of the owner/resident, except for the mowing of lawns and trimming of edges. Residents/owners shall keep the lawn clean of pets' faeces, food and bags.
- 8.2 Owners/residents must water their own gardens.
- 8.3 Watering of private gardens must occur during the times as set out in the municipal by-laws.
- 8.4 Owners are responsible for all damage to buildings, walls, paving and underground pipes caused by plants in their private gardens.
- 8.5 Owners/tenants are responsible to ensure that plants in their private gardens do not interfere with the electric fence system (i.e. there must be a 30 cm clearance between plants and the electric fence). Overhanging foliage/branches will be trimmed by trustees.

9. CHILDREN

- 9.1 Children may not play on the road or pathways of the communal property.
- 9.2 Children must preferably be under adult supervision when playing on the communal property.
- 9.3 Ball games are not allowed in close proximity to legally parked vehicles.

10. DUSTBINS

- 10.1 Residents are responsible for their own dustbins, which must be kept in the enclosure at the back door, and which are obtainable from the municipality. All household refuse must be tied up in plastic bags before being placed in rubbish bins.
- 10.2 Ensure that the complex is kept clean and free of litter at all times.



11. STRUCTURES

- 11.1 No structures may be erected on the communal property without the prior written approval of the trustees.
- 11.2 No structures may be erected in private gardens without the prior written approval of the trustees.
- 11.3 All doors leading outside, garden gates and security gates must comply with the laid down specifications.
- 11.4 All burglar guards must be painted white or cream.
- 11.5 Only the approved awnings or pergolas may be attached above doors. (See Appendix 1 attached).
- 11.6 Antennas must comply with the laid down specifications, as per point t of the approved structures (See Appendix 1 attached).

Owners are responsible to ensure that such antennas are properly maintained (including lightning protection), and that the installations remain neat.

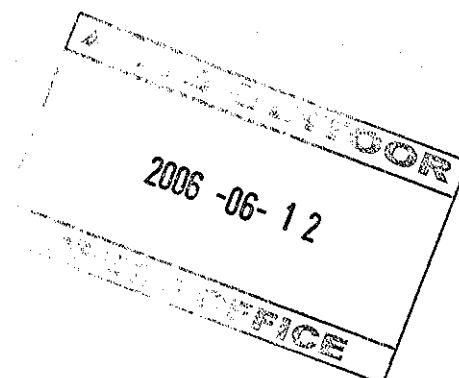
12. VISITORS, DOMESTIC WORKERS AND CONTRACTORS

- 12.1 It is the duty of the owners/residents to ensure that all visitors, domestic workers and contractors are aware of all the rules. Owners/residents remain responsible for the behaviour of their visitors, workers and contractors.

13. GENERAL

- 13.1 No jumble sales or auctions may be held on the communal property without the approval of the trustees.
- 13.2 No business may be conducted from the units/garages in the complex.

NB: In the event of the sale or letting of a flat, it is the duty of the owner to inform the trustees immediately and to give them the particulars of the new owner or lessee, where possible. This is so as to prevent any misunderstandings as far as the rules of Lucretia Court are concerned and so that the trustees can know where to contact the resident in case of an emergency.



APPROVED STRUCTURES

LUCRETIA COURT

1. GARDEN GATES

- 1.1 Garden gates must be made out of Meranti.
- 1.2 The top of the gate must be the same height as the lowest wall against which the gate is to be attached.
- 1.3 Units 1 to 15 are fitted with steel gates for security purposes.

2. COURTYARD GATES

- 2.1 The specifications can be obtained from the Trustees.

3. DOORS AND SECURITY GATES

- 3.1 The wooden door must be kept in its original state, i.e. brown and painted with clear varnish.
- 3.2 All security must be painted cream or white.

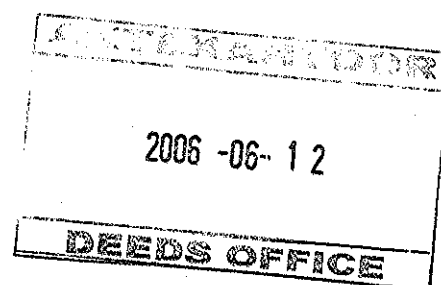
4. AWNINGS AND PERGOLAS

- 4.1 Written permission must be obtained from the trustees before awnings or pergolas may be erected.

NB: No thatch is allowed.

5. M-NET ANTENNAS AND SATELLITE DISHES

- 5.1 Antennas and satellite dishes (for e.g. M-Net) may be attached to the sidewalls between or next to units, but not at the front or back of the walls. Written permission must first be obtained from the Trustees.
- 5.2 Antennas and satellite dishes must be attached to the walls with clamps and no anchor cables may be used.
- 5.3 Conductors against the walls or on the roof may not be visible and the antennas must be earthed so as to prevent damage from lightning.



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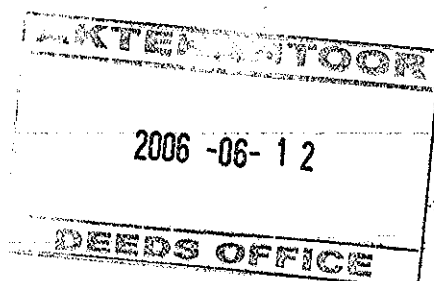
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