



CLUB MYKONOS LANGEBAAN HOME OWNERS ASSOCIATION

CONDUCT RULES

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FOR CLUB MYKONOS LANGEBAAN

in terms of

SECTION 35(2)(b) OF THE SECTIONAL TITLES ACT, 1986

INTERPRETATION

1. In the interpretation of these rules, unless the context otherwise indicates -
 - (a) words and expressions to which a meaning has been assigned in the Act or Management Rules, shall bear the meanings so assigned to them;
 - (b) words importing the singular shall include the plural; words importing any one gender shall include the other two genders; words denoting persons shall include legal persona of all kinds; and vice versa in each instance;
 - (c) the headings to the respective rules are provided for convenience of reference only and are not to be taken into account in the interpretation of the rules;

MOTOR VEHICLES, USE OF DRIVEWAYS AND PARKING AREAS

2. Owners or occupiers of sections shall;
 - 2.1 observe any road signs or markings on the common property;
 - 2.2 not drive their vehicles within the common property in any manner which creates a nuisance or is considered by the Trustees not to be in the interests of safety; and
 - 2.3 not allow any unlicensed person to drive any vehicle within the common property,and shall also ensure that their visitors and guests do or refrain from doing likewise, as the case may be.
3. Hooters shall not be sounded within the common property other than in emergencies.
4. Vehicles may be parked only on such areas of the common property as are specifically indicated or approved by the Trustees for that purpose and in such a way that the flow of traffic and access to and egress from garages, parking bays, carports or pathways is not obstructed. One vehicle may not occupy more than one parking bay, garage or carport.
5. Damaged vehicles and vehicles that are not in general use, or that drip oil or brake fluid on the common property or that are not roadworthy may not be parked on the common property other than in such positions and for such short periods as may be approved by the Trustees and with their prior written consent.
6. No trucks, caravans, trailers, boats or other heavy vehicles may be parked on the common property without the prior written consent of the Trustees. The Trustees have designated certain specified areas for trailers and boats.
7. No person may wash, dismantle or effect major repairs to any vehicle on any portion of the common property or on any exclusive use area, provided that owners and occupiers of sections may wash their own cars at reasonable times in the normal course while such cars are parked in accordance with these rules.
8. Garage doors shall be kept closed at all times, except when the owner or occupier of the relevant section is personally present in the garage.
9. Trustees may cause to be removed or towed away, at the risk and expense of the owner of the vehicle, any vehicle parked, standing or abandoned in the common property in contravention of these rules.

10. Garages, carports and parking bays shall be used only for the parking of motor vehicles and for no other purpose whatsoever, save with the prior written consent and approval of the Trustees.
11. Parking of vehicles upon the common property is subject to the express condition that every vehicle is parked at the owner's risk and responsibility and that no liability shall attach to the Trustees or any of their agents, employees or contractors for any loss or damage of whatever nature which the owner, or any person claiming through or under him, may suffer in consequence of his vehicle having been parked on the common property.

LAUNDRY

12. An owner or occupier of a section shall not, without prior written consent of the Trustees, erect his own washing lines, nor place or hang any washing or laundry or any other items on any part of the buildings or the common property where it is visible from outside the buildings or from any other section.
13. If notwithstanding rule 12, washing is hung out to dry, it will be at the sole risk of the owner thereof and liable to be impounded in terms of the provisions of the House Rules of Club Mykonos Langebaan Home Owners Association ("CMLHOA").
14. Washing areas, if any, shall be kept locked, if possible, at all times.

REFUSE DISPOSAL

15. An owner or occupier of a section shall:
 - (a) maintain in a hygienic and dry condition, the receptacle for refuse within his section;
 - (b) ensure that before refuse is placed in such receptacle it is securely wrapped, or in the case of tins or other containers, completely drained;

NOISE

16. An owner or occupier of a section shall ensure that he and his visitors or guests do not make or create undue noise or other disturbance. Quiet shall be observed especially between 13h30 and 15h30 and between 22h00 and 08h00.

SWIMMING POOLS

17. (1) The swimming pools are primarily for use by owners or occupiers of sections but they may be used by their visitors or guests provided that they are accompanied by an owner or occupier and that they comply with these rules. Owners and occupiers are responsible for the behaviour of their visitors or guests and shall ensure that their number at any one time is not such as to prejudice the comfort, enjoyment or convenience of other owners or occupiers wishing to make use of the swimming pools.
- (2) Radios, compact disc players, tape recorders and the like, unless used only with earphones, and musical instruments may not be played within the pool areas.
- (3) No persons may tamper with or interfere in any way with the pool pump or cleaning equipment and in particular, no underwater cleaning device may be removed from the water.
- (4) Rowdy and boisterous behaviour and excessive noise are not permitted in the pool areas. Ball games are not permitted in the pool areas. Quiet shall be observed especially between 13h30 and 15h30 and between 22h00 and 08h00.
- (5) No animal shall be permitted in the pool areas.
- (6) The pool gates (if any) shall be kept closed at all times.
- (7) Persons who have taken vigorous exercise are required to wash or shower before entering the pool water.

- (8) The Trustees, the Body Corporate or CMLHOA or any of their agents, employees or contractors shall not be liable to any extent whatsoever for the safety of anyone in the pool areas. Non-swimmers and children must be accompanied by a person who is able to accept responsibility for them.

ANIMALS, REPTILES OR BIRDS ("PETS")

18. (1) An owner or occupier of a section shall not keep any animal, reptile or bird in a section, exclusive use area or on the common property.

SERVANTS

19. (1) No servant shall be employed by an owner or occupier of a section or be permitted to enter the Resort without the prior written consent of the Trustees.
- (2) An owner or occupier of a section shall;-
- (a) be responsible for the activities and conduct of his servants and shall ensure that his servants understand and that they do not breach any rules, national legislation or local authority by-law which may affect the scheme;
 - (b) ensure that his servants do not loiter on the common property;
 - (c) ensure that his servants do not cause undue noise within their sections or on the common property or elsewhere; and
 - (d) not permit his servants to entertain visitors or guests in the Resort.
20. Any owner or occupier of a section whose servant consistently fails to abide by the rules may be required to remove such servant from the property if so instructed by the Trustees.

EXTERIOR OF BUILDINGS

21. Subject to rule 26, alterations, additions or decorations to the exterior of the sections or to exclusive use areas or to any other portion of the common property may not be made without the prior written consent of the Trustees and then only upon the terms and conditions contained in such consent.
22. No radio/television aeriAs may be attached to the exterior of the buildings without the prior written consent of the Trustees and then only upon the terms and conditions contained in such consent.
23. Requests for consent in terms of rules 21 and 22 shall be made in writing to the Trustees and shall be accompanied by plans and specifications showing the nature, kind, shape, height, material, colour and location of the proposed alteration, addition or decoration or installation of the radio/television aerial, as the case may be.
24. An owner or occupier of a section shall be obliged to maintain all alterations, additions or decorations made by him to the exterior of his section in a state of good order and repair and to take all reasonable steps to keep them in a clean, hygienic, neat and attractive condition.
25. If an owner or occupier of a section fails to comply with the provisions of rule 24 and such failure persists for a period of 14 days after written notice to repair or maintain given by the Trustees, the Trustees shall be entitled to remedy the failure in question in such manner as it deems fit and to recover the cost of so doing from such owner or occupier.
26. Notwithstanding any approval granted by the Trustees, no alteration, addition or decoration to the exterior of a section may be undertaken until any permit or approval required from any authority has been obtained. It shall be the duty and responsibility of the owner or occupier of the section concerned to obtain any such necessary permit or approval.
27. Should any alteration, addition or decoration obstruct any employee or contractor of the Trustees or CMLHOA in performing any work on the common property or common services, the owner or occupier concerned shall be liable for any additional costs incurred by the body corporate and/or Trustees in the performance of such work.

28. No structural alterations may be carried out to any section by any owner or occupier without the prior written consent of the Trustees after approval has been obtained by the relevant owner/s of the section from the municipal authorities.
29. Any interior alterations shall be carried out at reasonable hours and shall not cause any undue disturbance to owners or occupiers of neighbouring sections.

APPEARANCE FROM OUTSIDE

30. The owner or occupier of a section shall not place or do anything on any part of the common property, including balconies, patios, verandahs and gardens which, in the discretion of the Trustees, is aesthetically displeasing or undesirable when viewed from the outside of the section.

SIGNS AND NOTICES

31. No owner or occupier of a section shall place any sign, notice, billboard or advertisement of any kind whatsoever on any part of the common property or a section so as to be visible from outside the section, without the prior written consent of the Trustees first having been obtained.

LITTERING

32. An owner or occupier of a section shall not deposit, throw, or 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.

STORAGE OF INFLAMMABLE MATERIAL AND OTHER DANGEROUS ACTS

33. An owner or occupier of a section shall not store any material, or do or permit or allow to be done, any other dangerous act in the buildings or on the common property which will or may vitiate any insurance policy taken out by the body corporate or CMLHOA or increase the rate of the premium payable under any such policy.

GENERAL

34. The Trustees, the Body Corporate or CMLHOA or its Directors or any of their agents, employees or contractors shall not be liable for any loss (including consequential loss) injury, loss of life or damage to person or property of any nature whatsoever which any owner, lessee or other occupier of a section or any member of his family, his employee, agent, contractor, servant, visitor, invitee or guest may sustain, directly or indirectly, in or about the common property, its amenities or in the individual sections or for any act done or for any neglect on the part of the Trustees, the Body Corporate, CMLHOA, the Directors or any of their agents, employees or contractors.