HOUSE RULES FOR ALL RESIDENTS OF SEA BREEZE RETIREMENT HOMES

It is the explicit intention and vision of the Management Association of Sea Breeze Retirement Homes to establish and provide a safe, healthy and pleasant living environment to all its Residents and therefore nobody shall perform any act, or fail to take any suitable action, which could reasonably cause or be seen to cause a disturbance or be of an offensive nature to the majority of Life Right Holders and/or Residents, whether or not such an action or failure is based on religious, cultural or custom considerations.

Residents, Guests or Visitors are also reminded of the spiritual underpinnings and nature of Sea Breeze Retirement Homes and it is to be understood and respected that disturbing activities and noise shall be avoided from Friday sunset to Monday sunrise. It therefore follows that furniture removal activities shall not take place during the above mentioned times.

In addition, during the week between the hours of 21h00 and 07h00 all fashion of noise shall be avoided.

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1. Animals, Reptiles and Birds

(1) A Resident of a Unit shall not, without the written consent of the ManCom, which approval should not unreasonably be withheld, keep any animal, reptile or bird in a unit or on the common property.

(2) When granting such approval, the ManCom may prescribe any reasonable condition.

(3) The ManCom may withdraw such approval in the event of any breach of any condition prescribed in terms of sub-rule (2) in which event the Resident of the Unit shall, without delay, remove or have removed, the animal, reptile or bird in question, from the property.

(4) Any approval granted will be applicable to the specific animal, reptile or bird which is the subject of the application and said approval becomes null and void upon the death or permanent removal from the premises of said specific animal, reptile or bird.

(5) Nobody, including the representative of the Developer, Residents, Guests or Visitors, shall interfere in any way with any wild life on any part of the common property or exclusive area unless such wild life presents an immediate threat or danger to any person, animal reptile or bird.

2. Refuse Disposal

(1) A Resident of a unit shall-

a) maintain in an hygienic and in a dry condition, a receptacle for refuse stemming from his Unit, his exclusive use area or on such part of the common property as may be authorised by the ManCom in writing;

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;

c) comply with any instructions for the collection and handling of refuse issued by the ManCom from time to time.

3. Vehicles

1) Provision is made for the parking of one vehicle per unit. Should additional parking be required by a Resident a prior written request therefor must be made to the ManCom. Approval for additional parking shall not be unreasonably withheld but approval may be subject to any such terms and conditions which the ManCom may wish to stipulate.

2) With the exception of designated areas, Residents, Guests or Visitors shall not park or stand any vehicle or vehicles, including trailers, caravans and motor homes, upon any part of the common property, or permit or allow any vehicle, trailer, caravan or motor home to be parked or stood upon the common property, without the written consent of the ManCom.

3) The ManCom may cause to be removed or towed away, at the risk and expense of the Resident or Owner of such vehicle, any such vehicle parked, standing or abandoned on the common property without the written consent of the ManCom.

4) Residents of Units shall ensure that their vehicles, and the vehicles of their Guests or Visitors do not drip any fluid, including oil or brake fluid onto any part of the property, exclusive or common, or in any way deface the property;

5) Residents, Guests or Visitors shall not effect, or permit major repairs to be effected, to any vehicle on any portion of the property, exclusive or common, without the prior written consent of the ManCom.

4. Damage Alterations or Additions to the Common Property

1. A Resident of a Unit shall not mark, paint, drive nails or screws or the like into, or otherwise remove, or alter any part of the common property without first obtaining the written consent of the ManCom, including the removal or damage to gardens, any plants or any trees.

2. Notwithstanding sub rule (1), a Resident or person authorised by the ManCom may install-
   a) any locking device, safety gate, burglar bars or other safety device for the protection of his unit;
   b) or any screen or other device to prevent the entry of animals, reptiles, birds or insects;

   Provided that the ManCom have first approved in writing the nature and design of the device and the manner of its installation.

3. Residents must take note that construction or alteration projects shall not under any circumstances be commenced with without prior written approval having been obtained from

the Developer AND the Management Committee and, if applicable, from the local municipal authorities. Once approved, any such additions or alterations shall become the sole property of the Developer. To avoid any disputes and friction, the Resident shall first clarify any possible uncertainties which he/she may have in this regard with the Developer AND the Management Committee. Reference must also be made to the Life Right Agreement.

5. Appearance from Outside

The Resident, Guests or Visitors shall not place or do anything on any part of the property, including balconies, patios, stoeps and gardens which, in the discretion of the ManCom, is aesthetically displeasing or undesirable.

6. Signs and Notices

No Resident of a Unit, used for Residential purposes, shall place any sign, notice, billboard or advertisement of any kind whatsoever on any part of the common property or of a Unit, so as to be visible from outside of said Unit, without the written consent of the ManCom first having been obtained.

7. Littering

A Resident of a Unit, Guests or Visitors or the Developer shall not deposit or throw any rubbish, including any building materials, dirt, cigarette butts, food scraps or any other litter whatsoever on the common property or permit or allow such to be deposited or thrown on the common property.

8. Laundry

A Resident of a Unit shall not, without the prior written consent of the ManCom, erect his own washing lines, nor hang any washing or laundry or any other items on any part of the building or the common property so as to be visible from outside the buildings or from any other Units.

9. Storage of Inflammatory Material and Other Dangerous Acts

Residents, Guests or Visitors or the Developer shall not store any material, or do or permit or allow to be done, any other dangerous act in a Unit or on the common property which may increase the rate of the premium payable on any insurance policy.

10. Applicability of Rules

Residents, Guests or Visitors or the Developer are obliged to comply with these rules, notwithstanding any provision to the contrary contained in any lease or any grant of rights of occupancy.

11. Eradication of Pests

A Resident shall have the duty to keep his Unit free of white ants, borer and other wood destroying insects and to this end shall permit the ManCom, and its duly authorized agents or employees, to enter upon his exclusive area from time to time for the purpose of inspecting the

area and taking such action as may be reasonably necessary to eradicate any such pests. The cost of the inspection and eradication of any such pests as may be found within the Unit, replacement of any woodwork or other material forming part of such Unit which may be damaged by any such pests shall be borne by the Developer unless it can be shown that the Resident was negligent in his duty as indicated above.

12. Security, External Contractors and Casual Employees

Residents are responsible to ensure the safety and security of the property. Residents and their Guests need to be mindful of the safety of the Residents and so endeavour to avoid consequences which might be detrimental to the interests of all the Residents. The motor gate is a particularly vulnerable area as it is isolated and out of view. Persons using the gate MUST wait for the gate to fully close before they leave the area. To avoid any unauthorised persons from entering the property, Residents must advise the ManCom in advance of their intention to make use of the services of companies and persons whom they wish to employ. The ManCom is authorised to issue any instructions as a prerequisite to grant permission for access.

13. Guests

It is to be noted that there are no limitations or conditions in place where Guests stay overnight for a period of not more than 14 (fourteen days). If, in the opinion of the Management Committee there is an attempt to abuse this concession, the Management Committee is authorised to take any special decision and/or action to address the abuse. Overnight stay by Guests or Visitors for a period of more than 14 (fourteen days), is regulated by a special directive available from the office of the Management Committee. Residents are requested to familiarise themselves with this directive well in advance of the proposed visit by their Guests. (See Appendum)

14. Alien Plant Material

Nobody shall be allowed, knowingly, to bring into the property, sow or plant any plant material which is deemed to be alien in nature.

These Rules were accepted by the Management Association of Sea Breeze Retirement Homes during a Special General Meeting held on 8 March 2018.