



THE HEROLDS BAY

LUXURY APARTMENTS

CONDUCT RULES

INDEX

PARAGRAPH	PAGE
1. ANIMALS, REPTILES AND BIRDS	3
2. REFUSE DISPOSAL	3
3. VEHICLES	3
4. DAMAGE ALTERNATIONS OR ADDITIONS TO THE COMMON PROPERTY	3
5. APPEARANCE FROM OUTSIDE	3
6. SIGNS AND NOTICES	4
7. LITTERING	4
8. LAUNDRY	5
9. STORAGE OF INFLAMMATORY MATERIAL AND OTHER DANGEROUS ACTS	5
10. LETTING OF SECTIONS	5
11. ERADICATION OF PESTS	5
12. BRAAI FACILITIES	5
13. ARBITRATION	5
14. EXCLUSIVE USE AREAS	6
15. APPOINTMENT OF MANAGING AGENT	15
16. DEBIT ORDER	15
17. ELECTRICITY DEPOSIT	15

1. ANIMALS, REPTILES AND BIRDS

- 1.1 An owner or occupier of a section shall not, keep any animal, reptile or bird in a section or on the common property.

2. REFUSE DISPOSAL

An owner or occupier of a section shall-

- 2.1 maintain in an hygienic and dry condition, a receptacle for refuse within his section, his exclusive use area or on such part of the common property as may be authorised by the trustees in writing;
- 2.2 ensure that before refuse is placed in such receptacle it is securely wrapped, or in the case of tins or other containers, completely drained;
- 2.3 for the purpose of having the refuse collected, place such receptacle within the area and at the times designated by the trustees;
- 2.4 when the refuse has been collected, promptly return such receptacle to his section or other area referred to in paragraph (a).

3. VEHICLES

- 3.1 No owner or occupier shall park or stand any vehicle upon the common property, or permit or allow any vehicle to be parked or stood upon the common property, without the consent of the trustees in writing.
- 3.2 The 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 on the common property without the trustees' consent.
- 3.3 Owners and occupiers of sections shall ensure that their vehicles, and the vehicles of their visitors and guests, do not drip oil or brake fluid on to the common property or in any other way deface the common property.
- 3.4 No owner or occupier shall be permitted to dismantle or effect major repairs to any vehicle on any portion of the common property, an exclusive use or in a section.

4. DAMAGE ALTERATIONS OR ADDITIONS TO THE COMMON PROPERTY

- 4.1 An owner or occupier of a section shall not mark, paint, drive nails or screws or the like into, or otherwise damage, or alter, any part of the common property without first obtaining the written consent of the trustees.
- 4.2 Notwithstanding subrule (1), an owner or person authorised by him may install-
- (a) any locking device, safety gate, burglar bars or other safety device for the protection of his section;
- or
- (b) any screen or other device to prevent the entry of animals or insects; provided that the trustees have first approved in writing the nature and design of the device and the manner of its installation.

5. APPEARANCE FROM OUTSIDE

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

5.2 Curtains and Blinds:

- 5.2.1 The owner or occupier of a section shall only fit curtains to patio facing sliding doors and side light windows to patio doors (where applicable) that, when viewed from the outside, are lined with lining or block-out lining that are white, plain and with no patterns, so that when viewed from the outside, only plain white curtains shall be visible.
- 5.2.2 The owner or occupier of a section shall only fit curtains to any other windows, so that when viewed from the outside are lined with lining or block-out lining that are white, plain and with no patterns, so that when viewed from the outside, only plain white curtains shall be visible. The owner or occupier of a section shall however be entitled to fit to windows, other than those set out in 5.2.1 above, with 50mm wide Venetian blinds in Mahogany colour, and it is recommended that owner or occupiers of sections fit bathroom windows with blinds as aforesaid.
- 5.2.3 The owner or occupier of Sections 207, 208 and 308, being the commercial sections of the scheme, are excluded from this conduct rule 5.2.
- 5.2.4 Notwithstanding anything to the contrary contained herein, the fitting of curtains and blinds shall be subject to such further criteria as the trustees may from time to time determine.

5.3 Patio Furniture:

- 5.3.1 The owner or occupier of a section shall only use patio furniture in cast aluminium or solid hardwood or woven polyethylene (Rattan look).
 - 5.3.2 The colours of patio furniture and cushions shall be in earthy tones or natural wood colour.
 - 5.3.3 Glass patio tabletops are not permitted, but granite tabletops are permitted.
 - 5.3.4 Any and all umbrellas used on patios shall have a secure base and shall be made from a cream colour or earthy tone colour fabric.
 - 5.3.5 No visible commercial branding will be permitted on any patio furniture, other than branding that is specific to The Herolds Bay.
 - 5.3.6 Notwithstanding anything to the contrary contained herein, the fitting of patio furniture shall be subject to such further criteria as the trustees may from time to time determine.
- 5.4 The owner or occupier of a section shall not install any security doors or burglar bars to any section, but shall be entitled to utilize infra red or censored security systems.

6. SIGNS AND NOTICES

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 of a section, so as to be visible from outside the section, without the written consent of the trustees first having being obtained.

7. LITTERING

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.

8. LAUNDRY

An owner or occupier of a section shall not, without the consent in writing of the trustees, 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 sections.

9. STORAGE OF INFLAMMATORY MATERIAL AND OTHER DANGEROUS ACTS

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 policy.

10. LETTING OF SECTIONS AND ESTABLISHMENT OF TIMESHARE, SHARE BLOCK OR FRACTIONAL OWNERSHIP SCHEMES

10.1 All tenants of sections and other persons granted rights of occupancy by any owner of the relevant section are obliged to comply with these conduct rules, notwithstanding any provision to the contrary contained in any lease or any grant of rights of occupancy. Owners of sections shall remain liable to the Body Corporate should tenants of sections or other persons granted rights of occupancy not adhere to these Conduct Rules.

10.2 An owner or occupier of a section shall not be entitled to conduct any timeshare, share block or fractional ownership scheme in any section or any part thereof, with the exception of any sections retained by the Developer, or its successors in title in regard to any sections retained for the purposes aforesaid, for this exclusive purpose.

10.3 The developer or its successors in title, as the owner of Section 307, shall be entitled to operate a rental pool within the scheme in which owners of sections may voluntarily participate. In instances where owners of sections wish to partake in the rental pool, a separate agreement between the developer as owner of Section 307, or its successors in title shall be entered into.

11. 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 any 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.

12. BRAAI FACILITIES

12.1 The owner or occupier of a section shall not install or use any movable or immovable braai facility in any section or any balcony or any patio or any yard thereof.

12.2 An owner or occupier of a section may only use the braai facilities provided on the common property, as determined by the trustees from time to time, which facilities shall be used during reasonable hours only.

13. ARBITRATION

The same arbitrator as appointed in terms of the Management Rules and any amendments thereto, shall arbitrate under the same circumstances and on the same conditions as set out in such rules in regard to any dispute that may exist between owners of sections in regard to these Conduct Rules.

14. EXCLUSIVE USE AREAS

14.1 The following Parking Areas shall be awarded as exclusive use areas as set out hereunder:

- 14.1.1 The portion of the common property indicated as "Parking Area" and numbered P201 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 201 as indicated on the said Annexure "A".
- 14.1.2 The portion of the common property indicated as "Parking Area" and numbered P202 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 202 as indicated on the said Annexure "A".
- 14.1.3 The portion of the common property indicated as "Parking Area" and numbered P203 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 203 as indicated on the said Annexure "A".
- 14.1.4 The portion of the common property indicated as "Parking Area" and numbered P204 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 204 as indicated on the said Annexure "A".
- 14.1.5 The portion of the common property indicated as "Parking Area" and numbered P205 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 205 as indicated on the said Annexure "A".
- 14.1.6 The portion of the common property indicated as "Parking Area" and numbered P206 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 206 as indicated on the said Annexure "A".
- 14.1.7 The portion of the common property indicated as "Parking Area" and numbered P301 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 301 as indicated on the said Annexure "A".
- 14.1.8 The portion of the common property indicated as "Parking Area" and numbered P302 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 302 as indicated on the said Annexure "A".
- 14.1.9 The portion of the common property indicated as "Parking Area" and numbered P303 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 303 as indicated on the said Annexure "A".
- 14.1.10 The portion of the common property indicated as "Parking Area" and numbered P304 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 304 as indicated on the said Annexure "A".
- 14.1.11 The portion of the common property indicated as "Parking Area" and numbered P305 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 305 as indicated on the said Annexure "A".

- 14.1.12 The portion of the common property indicated as "Parking Area" and numbered P306 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 306 as indicated on the said Annexure "A".
- 14.1.13 The portion of the common property indicated as "Parking Area" and numbered P307 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 307 as indicated on the said Annexure "A".
- 14.1.14 The portion of the common property indicated as "Parking Area" and numbered P401 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 401 as indicated on the said Annexure "A".
- 14.1.15 The portion of the common property indicated as "Parking Area" and numbered P402 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 402 as indicated on the said Annexure "A".
- 14.1.16 The portion of the common property indicated as "Parking Area" and numbered P403 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 403 as indicated on the said Annexure "A".
- 14.1.17 The portion of the common property indicated as "Parking Area" and numbered P404 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 404 as indicated on the said Annexure "A".
- 14.1.18 The portion of the common property indicated as "Parking Area" and numbered P405 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 405 as indicated on the said Annexure "A".
- 14.1.19 The portion of the common property indicated as "Parking Area" and numbered P406 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 406 as indicated on the said Annexure "A".
- 14.1.20 The portion of the common property indicated as "Parking Area" and numbered P407 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 407 as indicated on the said Annexure "A".
- 14.1.21 The portion of the common property indicated as "Parking Area" and numbered P408 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 408 as indicated on the said Annexure "A".
- 14.1.22 The portion of the common property indicated as "Parking Area" and numbered P409 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 409 as indicated on the said Annexure "A".
- 14.1.23 The portion of the common property indicated as "Parking Areas" and numbered P501 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 501 as indicated on the said Annexure "A".
- 14.1.24 The portion of the common property indicated as "Parking Area" and numbered P502 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 502 as indicated on the said Annexure "A".
- 14.1.25 The portion of the common property indicated as "Parking Area" and numbered P503 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 503 as indicated on the said Annexure "A".

- 14.1.26 The portion of the common property indicated as "Parking Area" and numbered P504 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 504 as indicated on the said Annexure "A".
- 14.1.27 The portion of the common property indicated as "Parking Area" and numbered P505 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 505 as indicated on the said Annexure "A".
- 14.1.28 The portion of the common property indicated as "Parking Area" and numbered P506 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 506 as indicated on the said Annexure "A".
- 14.1.29 The portion of the common property indicated as "Parking Area" and numbered P507 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 507 as indicated on the said Annexure "A".
- 14.1.30 The portion of the common property indicated as "Parking Area" and numbered P508 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 508 as indicated on the said Annexure "A".
- 14.1.31 The portion of the common property indicated as "Parking Area" and numbered P509 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 509 as indicated on the said Annexure "A".
- 14.1.32 The portion of the common property indicated as "Parking Area" and numbered P510 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 510 as indicated on the said Annexure "A".
- 14.1.33 The portion of the common property indicated as "Parking Area" and numbered P511 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 511 as indicated on the said Annexure "A".
- 14.1.34 The portion of the common property indicated as "Parking Area" and numbered P512 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 512 as indicated on the said Annexure "A".
- 14.1.35 The portion of the common property indicated as "Parking Areas" and numbered P601 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 601 as indicated on the said Annexure "A".
- 14.1.36 The portion of the common property indicated as "Parking Area" and numbered P602 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 602 as indicated on the said Annexure "A".
- 14.1.37 The portion of the common property indicated as "Parking Area" and numbered P603 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 603 as indicated on the said Annexure "A".
- 14.1.38 The portion of the common property indicated as "Parking Area" and numbered P604 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 604 as indicated on the said Annexure "A".
- 14.1.39 The portion of the common property indicated as "Parking Area" and numbered P605 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 605 as indicated on the said Annexure "A".

- 14.1.40 The portion of the common property indicated as "Parking Areas" and numbered P606 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 606 as indicated on the said Annexure "A".
- 14.1.41 The portion of the common property indicated as "Parking Areas" and numbered P607 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 607 as indicated on the said Annexure "A".
- 14.1.42 The portion of the common property indicated as "Parking Areas" and numbered P608 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 608 as indicated on the said Annexure "A".
- 14.1.43 The portion of the common property indicated as "Parking Areas" and numbered P609 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 609 as indicated on the said Annexure "A".
- 14.1.44 The portion of the common property indicated as "Parking Area" and numbered P610 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 610 as indicated on the said Annexure "A".
- 14.1.45 The portion of the common property indicated as "Parking Areas" and numbered P611 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 611 as indicated on the said Annexure "A".
- 14.1.46 The portion of the common property indicated as "Parking Area" and numbered P701 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 701 as indicated on the said Annexure "A".
- 14.1.47 The portion of the common property indicated as "Parking Area" and numbered P702 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 702 as indicated on the said Annexure "A".
- 14.1.48 The portion of the common property indicated as "Parking Area" and numbered P703 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 703 as indicated on the said Annexure "A".
- 14.1.49 The portion of the common property indicated as "Parking Area" and numbered P704 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 704 as indicated on the said Annexure "A".
- 14.1.50 The portion of the common property indicated as "Parking Area" and numbered P705 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 705 as indicated on the said Annexure "A".
- 14.1.51 The portion of the common property indicated as "Parking Area" and numbered P706 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 706 as indicated on the said Annexure "A".
- 14.1.52 The portion of the common property indicated as "Parking Area" and numbered P707 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 707 as indicated on the said Annexure "A".
- 14.1.53 The portion of the common property indicated as "Parking Area" and numbered P708 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 708 as indicated on the said Annexure "A".

- 14.1.54 The portion of the common property indicated as "Parking Area" and numbered P709 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 709 as indicated on the said Annexure "A".
- 14.1.55 The portion of the common property indicated as "Parking Area" and numbered P710 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 710 as indicated on the said Annexure "A".
- 14.1.56 The portion of the common property indicated as "Parking Area" and numbered P711 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 711 as indicated on the said Annexure "A".
- 14.1.57 The portion of the common property indicated as "Parking Areas" and numbered P712 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 712 as indicated on the said Annexure "A".
- 14.1.58 The portion of the common property indicated as "Parking Areas" and numbered P713 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 713 as indicated on the said Annexure "A".
- 14.1.59 The portion of the common property indicated as "Parking Areas" and numbered P714 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 714 as indicated on the said Annexure "A".
- 14.1.60 The portion of the common property indicated as "Parking Area" and numbered P715 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 715 as indicated on the said Annexure "A".
- 14.1.61 The portion of the common property indicated as "Parking Area" and numbered P716 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 716 as indicated on the said Annexure "A".
- 14.1.62 The portion of the common property indicated as "Parking Area" and numbered P717 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 717 as indicated on the said Annexure "A".
- 14.1.63 The portion of the common property indicated as "Parking Area" and numbered P718 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 718 as indicated on the said Annexure "A".
- 14.1.64 The portion of the common property indicated as "Parking Areas" and numbered P719 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 719 as indicated on the said Annexure "A".
- 14.2 The following Garden Area shall be awarded as exclusive use area as set out hereunder:
- 14.2.1 The portion of the common property indicated as "Garden Area" and numbered G1 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 307 as indicated on the said Annexure "A".
- 14.3 The following Storage Areas shall be awarded as exclusive use areas as set out hereunder:
- 14.3.1 The portion of the common property indicated as "Storage Area" and numbered SR307 on the attached site plan and marked "A", is reserved for the exclusive use of the owner of Section 307 as indicated on the said annexure "A".

- 14.3.2 The portion of the common property indicated as "Storage Area" and numbered SR501 on the attached site plan and marked "A" , is reserved for the exclusive use of the owner of Section 501 as indicated on the said annexure "A".
 - 14.3.3 The portion of the common property indicated as "Storage Area" and numbered SR508 on the attached site plan and marked "A" , is reserved for the exclusive use of the owner of Section 508 as indicated on the said annexure "A".
 - 14.3.4 The portion of the common property indicated as "Storage Area" and numbered SR601 on the attached site plan and marked "A" , is reserved for the exclusive use of the owner of Section 601 as indicated on the said annexure "A".
 - 14.3.5 The portion of the common property indicated as "Storage Area" and numbered SR606 on the attached site plan and marked "A" , is reserved for the exclusive use of the owner of Section 606 as indicated on the said annexure "A".
 - 14.3.6 The portion of the common property indicated as "Storage Area" and numbered SR607 on the attached site plan and marked "A" , is reserved for the exclusive use of the owner of Section 607 as indicated on the said annexure "A".
 - 14.3.7 The portion of the common property indicated as "Storage Area" and numbered SR608 on the attached site plan and marked "A" , is reserved for the exclusive use of the owner of Section 608 as indicated on the said annexure "A".
 - 14.3.8 The portion of the common property indicated as "Storage Area" and numbered SR609 on the attached site plan and marked "A" , is reserved for the exclusive use of the owner of Section 609 as indicated on the said annexure "A".
 - 14.3.9 The portion of the common property indicated as "Storage Area" and numbered SR611 on the attached site plan and marked "A" , is reserved for the exclusive use of the owner of Section 611 as indicated on the said annexure "A".
 - 14.3.10 The portion of the common property indicated as "Storage Area" and numbered SR712 on the attached site plan and marked "A" , is reserved for the exclusive use of the owner of Section 712 as indicated on the said annexure "A".
 - 14.3.11 The portion of the common property indicated as "Storage Area" and numbered SR713 on the attached site plan and marked "A" , is reserved for the exclusive use of the owner of Section 713 as indicated on the said annexure "A".
 - 14.3.12 The portion of the common property indicated as "Storage Areas" and numbered SR714 on the attached site plan and marked "A" , is reserved for the exclusive use of the owner of Section 714 as indicated on the said annexure "A".
 - 14.3.13 The portion of the common property indicated as "Storage Area" and numbered SR719 on the attached site plan and marked "A" , is reserved for the exclusive use of the owner of Section 719 as indicated on the said annexure "A".
- 14.4 The following Lobby Areas shall be awarded as exclusive use areas as set out hereunder, namely:
- 14.4.1 The portion of the common property indicated as "Lobby Area" and numbered L1 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 307 as indicated on the said annexure "A".

- 14.4.2 The portion of the common property indicated as "Lobby Area" and numbered L2 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 307 as indicated on the said annexure "A".
 - 14.4.3 The portion of the common property indicated as "Lobby Area" and numbered L3 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 307 as indicated on the said annexure "A".
 - 14.4.4 The portion of the common property indicated as "Lobby Area" and numbered L4 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 307 as indicated on the said annexure "A".
 - 14.4.5 The portion of the common property indicated as "Lobby Area" and numbered L5 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 307 as indicated on the said annexure "A".
 - 14.4.6 The portion of the common property indicated as "Lobby Area" and numbered L6 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 307 as indicated on the said annexure "A".
 - 14.4.7 The portion of the common property indicated as "Lobby Area" and numbered L7 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 307 as indicated on the said annexure "A".
- 14.5 The following Passage Ways shall be awarded as exclusive use areas as set out hereunder, namely:
- 14.5.1 The portion of the common property indicated as "Passage Ways" and numbered PW1 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 307 as indicated on the said annexure "A".
 - 14.5.2 The portion of the common property indicated as "Passage Ways" and numbered PW2 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 307 as indicated on the said annexure "A".
 - 14.5.3 The portion of the common property indicated as "Passage Ways" and numbered PW3 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 307 as indicated on the said annexure "A".
 - 14.5.4 The portion of the common property indicated as "Passage Ways" and numbered PW4 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 307 as indicated on the said annexure "A".
 - 14.5.5 The portion of the common property indicated as "Passage Ways" and numbered PW5 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 307 as indicated on the said annexure "A".
 - 14.5.6 The portion of the common property indicated as "Passage Ways" and numbered PW6 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 307 as indicated on the said annexure "A".
 - 14.5.7 The portion of the common property indicated as "Passage Ways" and numbered PW7 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 307 as indicated on the said annexure "A".

- 14.5.8 The portion of the common property indicated as "Passage Ways" and numbered PW8 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 307 as indicated on the said annexure "A".
- 14.5.9 The portion of the common property indicated as "Passage Ways" and numbered PW9 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 307 as indicated on the said annexure "A".
- 14.5.10 The portion of the common property indicated as "Passage Ways" and numbered PW10 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 307 as indicated on the said annexure "A".
- 14.6 The following Patios shall be awarded as exclusive use areas as set out hereunder, namely:
- 14.6.1 The portion of the common property indicated as "Patios" and numbered PA501 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 501 as indicated on the said annexure "A".
- 14.6.2 The portion of the common property indicated as "Patios" and numbered PA502 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 502 as indicated on the said annexure "A".
- 14.6.3 The portion of the common property indicated as "Patios" and numbered PA503 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 503 as indicated on the said annexure "A".
- 14.6.4 The portion of the common property indicated as "Patios" and numbered PA504 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 504 as indicated on the said annexure "A".
- 14.6.5 The portion of the common property indicated as "Patios" and numbered PA505 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 505 as indicated on the said annexure "A".
- 14.6.6 The portion of the common property indicated as "Patios" and numbered PA601 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 601 as indicated on the said annexure "A".
- 14.6.7 The portion of the common property indicated as "Patios" and numbered PA602 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 602 as indicated on the said annexure "A".
- 14.6.8 The portion of the common property indicated as "Patios" and numbered PA603 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 603 as indicated on the said annexure "A".
- 14.6.9 The portion of the common property indicated as "Patios" and numbered PA604 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 604 as indicated on the said annexure "A".
- 14.6.10 The portion of the common property indicated as "Patios" and numbered PA605 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 605 as indicated on the said annexure "A".

- 14.6.11 The portion of the common property indicated as "Patios" and numbered PA702 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 702 as indicated on the said annexure "A".
- 14.7 The following Pool Deck Area shall be awarded as exclusive use areas as set out hereunder, namely:
- 14.7.1 The portion of the common property indicated as "Pool Deck Area" and numbered PD1 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 307 as indicated on the said annexure "A".
- 14.8 The following Vehicular Access Areas shall be awarded as exclusive use areas as set out hereunder, namely:
- 14.8.1 The portion of the common property indicated as "Vehicular Access Areas" and numbered V1 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 307 on the said annexure "A".
- 14.8.2 The portion of the common property indicated as "Vehicular Access Areas" and numbered V2 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 307 on the said annexure "A".
- 14.9 The following Service Areas shall be awarded as exclusive use areas as set out hereunder, namely:
- 14.9.1 The portion of the common property indicated as "Service Areas" and numbered S1 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 307 as indicated on the said annexure "A".
- 14.9.2 The portion of the common property indicated as "Service Areas" and numbered S2 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 307 as indicated on the said annexure "A".
- 14.9.3 The portion of the common property indicated as "Service Areas" and numbered S3 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 307 as indicated on the said annexure "A".
- 14.10 The following Ablution Area shall be awarded as exclusive use areas as set out hereunder, namely:
- 14.10.1 The portion of the common property indicated as "Ablution Area" and numbered A1 on the attached site plan and marked "A" is reserved for the exclusive use of the owners of Sections 101, 102, 207 and 208 as indicated on the said annexure "A".
- 14.10.2 The portion of the common property indicated as "Ablution Area" and numbered A2 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Sections 307 as indicated on the said annexure "A".
- 14.11 The following Deck Areas shall be awarded as exclusive use areas as set out hereunder, namely:
- 14.11.1 The portion of the common property indicated as "Deck Area" and numbered DA1 on the attached site plan and marked "A" is reserved for the exclusive use of the owner of Section 102 as indicated on the said annexure "A".
- 14.12 Notwithstanding the fact that exclusive use areas as awarded in terms of 14.1 to 14.11 above, which will be clearly indicated and marked, form part of the common property of the scheme, the owner to whom such exclusive use area has been awarded, shall have the exclusive right to the use and enjoyment of such area.

Notwithstanding the fact that the Ablution Area (A2), Garden Area (G1), Lobby Areas (L1 – L7), Pool Deck Area (PD1) and Passage Ways (PW1 – PW10) have been awarded to the owner of Section 307, it is recorded that the developer or its successors in title shall be the owner of Section 307 and shall be responsible for the operation of the Hotel Scheme, and it is therefore further recorded that notwithstanding the award of such exclusive use areas, these areas will also be accessible to owners of other sections, subject to the reasonable rules made by the owner of Section 307.

- 14.13 No exclusive use area shall be used, or allowed to be used in such a manner or for such purposes as would endanger or prejudice the security, appearance or use of any other portions of the common property.
- 14.14 The owner of Section 307 being The Herolds Bay operator, shall be responsible for the management of the maintenance and upkeep of all allocated Garden Areas, Parking Areas, Lobby Areas, Passage Ways, Vehicular Access Areas, Services Areas, Ablution Areas and Pool Deck, it being recorded that the operator may on 60 (SIXTY) days written notice to the Body Corporate terminate this responsibility, in which event the responsibility will revert to the said Body Corporate.
- 14.15 The Body Corporate and/or other owners shall only be entitled to gain access across such awarded exclusive use areas in terms of this rule with the consent of the owner to whom such exclusive use area has been awarded, for purposes which may reasonably required for maintenance, repairs or the cleaning of the said all adjacent areas.
- 14.16 The owners of Sections 201 – 206, 301 – 306, 401 – 409, 501 – 512, 601 – 611 and 701 to 719 shall, in terms of Management Rule 31(1) be responsible for the maintenance and upkeep cost of all exclusive use areas allocated in terms of this rule, which maintenance and upkeep cost shall form part of the budget of the Body Corporate to be approved annually in terms of the Management Rules. It is specifically recorded that in terms of Management Rule 30(1) that Section 101, 102, 207, 308 and 307 will be nil rated in respect of exclusive use areas and any levies payable in respect of such areas.
- 14.17 Notwithstanding anything to the contrary contained herein, it is recorded that this conduct rule 14 may only be amended, altered or varied by unanimous decision of all owners of sections in the Sectional Title Scheme known as The Herolds Bay, therefore being owners of sections in the Body Corporate.

15. APPOINTMENT OF MANAGING AGENT

The developer, or its successors in title, shall be entitled to appoint the managing agent in respect of the Body Corporate for a period of 3 (THREE) years from the date on which the Sectional Title Register is opened.

16. DEBIT ORDERS

All owners of sections in the scheme shall be obliged to sign debit orders against their current accounts or any other account nominated by them in favour of the Body Corporate in respect of levies to be paid by such owners to the Body Corporate.

17. ELECTRICITY DEPOSIT

- 17.1 It is recorded that the Body Corporate receives a bulk supply of electricity from the local authority and that the Body Corporate remains liable for payment of all electrical usage to the local authority.
- 17.2 The Body Corporate shall be entitled to require of all owners of sections to pay a deposit equal to an estimated amount of 3 (THREE) months usage.