

House Rules - Sandown Crescent

These rules are an adjunct to the Sandown Crescent Code of Conduct and apply to all residents of the complex. Breach of these rules can result in fines levied against unit owners.

1. GENERAL APPEARANCE OF THE COMPLEX

- 1.1 No air-conditioning, aerial or other apparatus, paint or other treatment, or structural changes visible from the outside, may be installed to any part of the common property without written authority from the Body Corporate.
- 1.2 No balcony or parking area may be utilised as a general storage area.
- 1.3 Littering is forbidden. No cigarette butts or other articles may be thrown from balconies or out of windows onto the common property.
- 1.4 All garbage must be deposited in plastic bags and placed in the garbage bins provided at the bottom of the stairwells in each block.
- 1.5 Garden areas are out of bounds. No plants are to be removed.
- 1.6 Washing lines may not be erected on balconies. Washing may be hung out to dry on clothes horses no higher than the front walls of the balconies.
- 1.7 No item other than a doormat is permitted in the stairwells.
- 1.8 No substance, other than rainwater, may be allowed to drain from a balcony on the 2nd or 3rd levels of the complex, as they spill onto the balconies of units below.
- 1.9 No person is allowed to throw any item from their balcony onto the horse racing track, common property, or other unit balconies.

2. SAFETY AND SECURITY

- 2.1 Hose reels and fire extinguishers are for use in a fire emergency only. The abuse of firefighting equipment will result in a fine.
- 2.2 Inflammable or dangerous materials/articles may not be stored on any balconies or common property unless authorised by the Body Corporate.
- 2.3 Residents must abide by the usage rules posted at the complex pool areas.
- 2.4 Drivers must wait for the entrance/exit gate to close behind them before driving away to ensure that no unauthorised persons enter the complex.
- 2.5 Residents who risk the security of the complex will be held responsible for the breach and also for any loss or damage resulting from such breach.
- 2.6 Residents are not permitted to give access to persons who will not be visiting their unit or to persons unknown to them.

3. VEHICLES AND PARKING

- 3.1 A maximum speed limit of 20 km/h must be observed in the complex.
- 3.2 Residents must use their allocated parking bay(s) in the basements.
- 3.3 Visitors must park their vehicles in the visitors' bays for the duration of their visit.
- 3.4 Any abandoned vehicle on the common property may be removed by the Body Corporate. Towing charges are for the expense and risk of the owner.
- 3.5 Residents must ensure that their vehicles and those of their visitors do not drip fluid onto or deface the common property in any way.
- 3.6 Running repairs may not be effected on the common property. Due to the effect of chemicals, engines may not be washed on the premises.

4. BARBECUE/BRAAI FIRES

Wood fires and fires that cause excessive smoke are not permitted on balconies.

5. CHILDREN

- 5.1 Resident parents/guardians are responsible for the behaviour of their children and those of their visitors. Costs and repairs associated with damage caused by children will be for the account of their parents/guardians.
- 5.2 Children may not cause inconvenience or a disturbance to other residents.
- 5.3 Children may not play at or with the entrance gates, the fencing, in the gardens, the laundries (if applicable), or in the basements.

6. PETS

Pets are not allowed in the complex. This is a condition of the Sandown Crescent Site Development Plan issued by the City of Cape Town.

7. CONTRACTORS/SUPPLIERS/DOMESTIC SERVANTS/VISITORS

- 7.1 Service providers are not permitted to create a disturbance, carry on noisy conversations or loiter to the distraction of residents.
- 7.2 Residents will be held responsible for any loss/damage/action caused by service providers or visitors to whom they have given access.

8. BUSINESS ACTIVITIES

- 8.1 No trade, profession, or business activity may be practiced in a unit or on the common property if it is a source of disturbance to other residents.
- 8.2 No auctions, jumble sales, or garage sales are permitted in the complex.
- 8.3 No advertising or publicity material may be displayed on the common property.
- 8.4 No person engaging in door-to-door commercial activities may be allowed free access to the complex. Residents have a right to freedom from disturbance.

9. SALE AND RENTAL OF UNITS

- 9.1 Owners must advise the Managing Agents of new residents in their unit(s) and provide them with a copy of the Code of Conduct, as well as the House Rules.
- 9.2 Owners must supply the Managing Agents with the following information in respect of themselves and any tenant, within 7 days of occupation: full name, postal address, work and home telephone numbers.

10. PROLONGED ABSENCE OF A RESIDENT

Residents who are absent from their units for an extended period of time must ensure that the Managing Agents have the contact information of the person who has a key to their unit. In the case of an emergency in the absence of a resident and where circumstances dictate, the use of emergency contractors by the Body Corporate will be for the cost of the resident.

11. PEACE AND QUIET

- 11.1 Residents and their guests are required to maintain quiet between the hours of 14H00 and 17H00 on Sundays, as well as between 22H00 and 06H00 daily. Power tools and other noisy equipment may not be operated during these times.
- 11.2 No vehicle hooting is allowed, except in an emergency.
- 11.3 Radios, sound systems, televisions, and house and vehicle alarms must be used in such a way as not to disturb other residents.
- 11.4 No hobbies or other activities may be carried out on the common property if they are a disturbance to other residents.

12. LEVIES AND FINES

The approved levy and any fines must be paid in full each month and must reach the offices of the Managing Agents before the seventh day of each month.