

Unit : _____

Name : _____

Dates : _____

THE OYSTERS OF UMHLANGA

MAIN RULES

1. Only registered owners and tenants, the members of their households and guests, up to a maximum number of two persons per bedroom per unit inclusive, shall be permitted to use the common property of the Sectional Title schemes which includes the garden areas, swimming pool areas and the facilities thereon. Guests and visitors in excess of this number shall, however, enjoy reciprocal traversing rights over the common property of The Oysters.
2. No visitor's motor vehicles shall be permitted to enter the property of The Oysters. Visitors and guests may utilize the visitors parking area provided on the eastern border of The Oysters outside the perimeter fence. By special arrangement visitors may be allocated the use of a vacant bay allocated to the apartment being visited provided that the Owner's permission is firstly obtained by the Guard at the Guard House and confirmation is received by the Guard House that the bay is vacant. Entry will be permissible to the property to allow for the collection or dropping of Owners and their visitors on condition that the said motor vehicle shall not remain on the property for an unreasonable period.
3. Any security measures implemented by the trustees of the Oyster Management Association shall be enforceable and be adhered to by registered Owners, the members of their households, tenants, guests, employees and service providers.
4. No sport or ball games of whatever nature, which, in the discretion of any Trustee of Oyster Management Association causes a nuisance or possible damage to Irrigation equipment, plants, lawns or pool facilities, shall be permitted on the common property areas.
5. No skateboarding, children's scooters etc. shall be permitted on the common property areas.

6. No animals or pets are permitted in the individual sections of the Bodies Corporate or the common property areas.
7. The conduct of any person within the development, which creates a nuisance, is prohibited.
8. Save as may have been provided for in the original approved plan of the building, and/or installed by or on behalf of the developer as part of the original construction thereof:
9. No splash pools, spa baths, Jacuzzis or the like shall be installed and/or used in any section.
10. No balcony shall be enclosed in any manner whatsoever, nor shall any awning, exterior blind or the like be installed in any section (Inclusive of its balcony).
11. Washing and/or drying of laundry and/or any other similar items on the balcony of any section is prohibited.
12. The washing and/or repairing of motor vehicles in any parking bay or other part of the common property is prohibited, save in any facility provided by or on behalf of the Body Corporate specifically for the washing and drying of Motor Vehicles.
13. No fixed improvements of a permanent nature shall be made to any section, nor shall the floor of any part of a section be retiled, without the prior written consent of the Body Corporate which, in granting such consent, may impose such conditions relating to the approval of the contractor who is to carry out the work, and/or the supervision of such work at the cost of the owner by a suitable expert, as the Body Corporate may deem appropriate.
14. No owner shall bring into or construct in his section anything which is excessively heavy and which might exceed the floor loading capacity of the section, or otherwise jeopardize the insurance in respect of the section or the structural integrity of the building or the water proofing thereof.
15. Although the compressors and various other components of the airconditioning plant servicing a section may be situated, not in the section itself, but in the common property, it/they shall nevertheless,

for all purposes, be deemed to be included in the section and dealt with accordingly, inter alia with the result that the owner of the section shall be responsible for maintaining such compressors and other components serving this section.

16. All curtaining, interior and exterior blinds and the like installed in any section shall be such as shall ensure that the only colour visible from the outside is WHITE.
17. No owner shall use any unit for any purpose other than for residential purposes.
18. No Owner shall place or allow to be placed on any part of the building any airconditioning equipment or apparatus, television or satellite equipment, which requires attachment to the structure of the building, except with prior written consent of the Body Corporate, which in giving such consent, may impose such conditions as to the method of installation, type, specifications, position, colour and removal as it in its absolute discretions shall deem fit.
19. No trucks, caravans, trailers, boats or other heavy vehicles may be parked on the common Property, including exclusive use areas, save in specially allocated parking bays or otherwise with the prior written consent of the Body Corporate.
20. The maximum number of persons permitted to occupy a section shall be a number equivalent to the number of bedrooms in such section multiplied by two.

Signed in acceptance:

Name

Signature

Date