



<p><b>1.1.10 Braaing:</b> Build any fires for braaing purposes of any sort on the common property and/or patio and / or exclusive use area, except from built-in gas braai's in the penthouse apartments and / or gas braai's on exclusive use balconies attached to a unit;</p>	<p>1<sup>st</sup> offence – Written Warning 2<sup>nd</sup> offence – R1 000. Thereafter: Equivalent to 1 month levy. (Per Rule 27.2)</p>
<p><b>1.2 Balcony, Stoep, Patio or Common Property.</b> No object may be place on the balcony, stoep or patio of an owner's section which in the Trustees' opinion, is aesthetically displeasing or undesirable when viewed from outside the building;</p>	<p>1<sup>st</sup> offence – Written Warning 2<sup>nd</sup> offence – R1 000. Thereafter: Equivalent to 1 month Levy. (Per Rule 27.2)</p>
<p><b>1.3 Litter:</b> No litter of any kind may be thrown on the common property;</p>	<p>1<sup>st</sup> offence – Written Warning 2<sup>nd</sup> offence – R1 000. Thereafter: Equivalent to 1 month Levy. (Per Rule 27.2)</p>
<p><b>Cleaning Fee.</b></p>	<p>Any/Every Offence: R300.</p>
<p><b>1.4 Smoking:</b> Horizon Bay is a non-smoking building and as such no smoking on common property is permitted. No smoking within 10 meters of all entrances is allowed.</p>	<p>Any/Every Offence: R500.</p>
<p><b>Cleaning Fee.</b></p>	<p>Any/Every Offence: R300.</p>
<p><b>1.9 Entry:</b> Any owner or occupier shall, at all times, use the main entrance to enter or leave the premises. (It is illegal by law to open a fire escape.)</p>	<p>Any/Every offence: R1000.</p>

<p><b>RULE 3. BEHAVIOUR OF OWNERS, OCCUPIERS, GUESTS, ETC</b></p> <p>Cause a nuisance, disturbance or inconvenience or annoyance to any other owner or occupier.</p>	<p>1<sup>st</sup> offence – Written Warning</p> <p>2<sup>nd</sup> offence – R1 000.</p> <p>Thereafter: Equivalent to 1 month Levy. (Per Rule 27.2)</p>
<p><b>RULE 4. REFUSE DISPOSAL</b></p> <p>All refuse must be recycled and placed in the bins provided in the refuse rooms on ground floor and may under no circumstances be left on common property whatsoever;</p> <p><b>Cleaning Fee.</b></p>	<p>1<sup>st</sup> offence – Written Warning</p> <p>Thereafter: R1 000.</p> <p>Any/Every Offence: R300</p>
<p><b>RULE 5. VEHICLES.</b></p> <p><b>5.2 Vehicles dripping liquid:</b></p> <p>Owner or occupiers shall ensure that their vehicles and the vehicles of their visitors and guests do not drip oil or brake fluid and/or any other fluid or liquid or whatever nature on the common property or any in any other way deface the common property;</p>	<p>1<sup>st</sup> offence – Written Warning</p> <p>Thereafter: Clean and debit cost to Owner's monthly levy. (Per Rule 27.2)</p>
<p><b>5.7 Vehicle Licenses:</b></p> <p>Vehicles that are not licensed/roadworthy may not be parked within Horizon Bay;</p>	<p>1<sup>st</sup> offence – Written Warning</p> <p>Thereafter: 2 weeks to renew Vehicle license.</p>
<p><b>RULE 6. PARKING.</b></p> <p><b>6.1 Illegal Parking;</b></p> <p>The Trustees may arrange for any vehicle found parked illegally on the common property to be clamped. (refer rule 26.1);</p>	<p>Thereafter: R750 per week.</p> <p>Any/Every Offence: R1000.</p>
<p><b>RULE 7. ANIMALS, REPTILES AND BIRDS:</b></p> <p>An owner or occupier of a section shall not, UNLESS THE TRUSTEES HAVE GRANTED</p>	<p>1<sup>st</sup> offence – Written Warning</p> <p>2<sup>nd</sup> offence: R1 000.</p>

<p>PRIOR WRITTEN CONSENT, keep any animal; (Applicable to members / residents who received consent prior to 26 June 2014).</p>	
<p><b>RULE 10. LETTING OF UNITS:</b> <b>10.2 Short Term Lets/ Check In Fee:</b> No letting shorter than 1 (one month) shall be allowed, without the prior written consent of the Trustees. It is a requirement that all owners/occupiers or their representatives must check their Guests/Visitors /Tenants In on arrival to induct them as per the Horizon Bay - Resident Checklist;</p>	<p>Check In Fee: R300 1<sup>st</sup> offence – Written Warning 2<sup>nd</sup> offence – R1 000. Thereafter: Equivalent to 1 month Levy. (Per Rule 27.2)</p>
<p><b>RULE 13. RAMPS:</b> No pedestrians allowed on the vehicle ramps to enter/leave the building whatsoever. This excludes the ramp from the Basement Level to Ground Floor;</p>	<p>1<sup>st</sup> offence – Written Warning 2<sup>nd</sup> offence – R1 000. Thereafter: Equivalent to 1 month Levy. (Per Rule 27.2)</p>
<p><b>RULE 15. SWIMMING POOL:</b> <b>15.1 - 16 Pool Rules:</b> An owner/occupier/his visitor/s and or children shall use the pool entirely at their own risk, and at all times adhere to, not consume alcohol, no glass bottles allowed, no braaing allowed, no loud music allowed no swimming after 10pm permitted, children under 12 must be accompanied by an adult, not tamper with the pool cleaning equipment, no games permitted, no animals allowed, not wash wet suits / boards / or any other items in the pool or pool area, dry off when leaving the pool &amp; that no smoking is permitted in the pool area;</p>	<p>1<sup>st</sup> offence – Written Warning 2<sup>nd</sup> offence – R1 000. Thereafter: Equivalent to 1 month Levy. (Per Rule 27.2)</p>
<p><b>Cleaning Fee:</b></p>	<p>Any/every offence: R300</p>

<p><b>15.17 Pool Equipment:</b></p> <p>Only authorised personnel are permitted to remove the pool auto cleaner &amp; open/close the pool cover;</p> <p><b>RULE 21. VISITORS.</b></p> <p><b>21.1 Signing In at the Reception Desk:</b></p> <p>All day visitors including agents, clients, contractors, delivery and/or domestic staff/ personnel are required to sign in and must therefore ensure that they report to the reception desk and must sign in the registers as required by the Fire Department;</p> <p><b>RULE 22. ACCESS REMOTES AND TAGS:</b></p> <p>Owners/Agents shall ensure to notify the Building Manager 24 hours prior to arrival to ensure the access devices is activated. Should an Agent/Occupier request assistance on the day an Activation Admin Fee will apply. (Refer to the procedures as outlined in the “Horizon Bay Security Policy” (Annexure D) of the Conduct Rules.</p>	<table border="0"> <tr> <td>1<sup>st</sup> offence –</td><td>Written Warning</td></tr> <tr> <td>2<sup>nd</sup> offence –</td><td>R1 000.</td></tr> <tr> <td>Thereafter:</td><td>Equivalent to 1 month Levy. (Per Rule 27.2)</td></tr> <tr><td colspan="2"> </td></tr> <tr> <td>1<sup>st</sup> offence –</td><td>Written Warning</td></tr> <tr> <td>2<sup>nd</sup> offence –</td><td>R1 000.</td></tr> <tr> <td>Thereafter:</td><td>Equivalent to 1 month Levy. (Per Rule 27.2)</td></tr> <tr><td colspan="2"> </td></tr> <tr> <td>Activation Admin Fee:</td><td>R300</td></tr> </table>	1 <sup>st</sup> offence –	Written Warning	2 <sup>nd</sup> offence –	R1 000.	Thereafter:	Equivalent to 1 month Levy. (Per Rule 27.2)			1 <sup>st</sup> offence –	Written Warning	2 <sup>nd</sup> offence –	R1 000.	Thereafter:	Equivalent to 1 month Levy. (Per Rule 27.2)			Activation Admin Fee:	R300
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