

# PLATZ AM MEER APARTMENTS BODY CORPORATE

## HOUSE / CONDUCT RULES (ADDITIONS)

### **1. MOTOR VEHICLES: USE OF DRIVEWAYS AND PARKING AREAS**

- 1.1 Do not drive any vehicle within the common property in any manner, which creates a nuisance or is considered, by the Trustees, not to be in the interest of safety.
- 1.2 Do not allow any unlicensed person to drive any vehicle within the common property.
- 1.3 Skateboarding, roller scooter and roller skating are not allowed in the common areas.
- 1.4 Hooters shall not be sounded within the common property other than in life or property threatening emergencies.
- 1.5 Vehicles boats and trailers may only be parked inside owner's garages. Vehicles parked or trucks, caravans or heavy vehicles, boats or trailers, standing abandoned in the common property may be removed or towed away at the risk and expense of the owner of the vehicle. A fine of N\$ 500.00 will also be payable by the unit owner of PLATZ AM MEER Body Corporate.
- 1.6 Damaged vehicles and vehicles that are not in general use , drip oil or brake fluid onto the common property or that are not roadworthy may not be parked on the common property other than for such short periods as may be approved by the Trustees and with their prior written consent.
- 1.7 No person may dismantle or effect major repairs to any vehicle on any portion of the common property
- 1.8 An owner / occupier or lessee of a unit may allow his/her visitors / guests to park in their own garages or on the 2 parking bays allocated to the specific unit.
- 1.9 When entering the complex car radios/sound system must be turned down.
- 1.10 Engines of motorcycles and quad bikes must be turned off when entering the main gate of the complex.
- 1.11 No washing of vehicles is allowed on common property.

### **2 LAUNDRY**

- 2.1 An owner or occupier of a section shall not place or hang any washing or laundry or any other items on any part of the buildings or the common property where is visible from outside or from any other section or on boundary common walls.

### **3 REFUSE AND DAMAGE**

- 3.1 Every occupant shall:
  - 3.1.1 Ensure that any drainpipes in, or from such premises shall be maintained cleaned and unobstructed from time to time and shall forthwith in the event of their being obstructed, have same cleaned at his/her expense.
  - 3.1.2 Ensure that all debris, refuse and rubbish are contained in a strong plastic bag and to be placed in the garbage bins.
  - 3.1.3 No owner, tenant or lessee shall conduct or allow any action that may cause blockage of drains.

### **4 DAMAGE TO COMMON PROPERTY**

- 4.1 Each owner will at his/her own expense forthwith make good any and all damage done, whether accidentally or otherwise, to part of the property by him /her or any other member of his /her household or any his/her domestic worker, invitees, tenant/occupier or guests/visitors. This also includes damage caused by any vehicle whilst driving or parked on the premises.

## **5 NOISE**

- 5.1 An owner or occupier of a section shall ensure that he /she and his/her visitors or guests do not make or create unnecessary noise which shall include the playing of musical instruments, W-sets, Hi-Fi's and other similar equipment at unreasonable levels or times.
- 5.2 Permit anything to be done in such premises, which constitute a nuisance or any unreasonable invasion of privacy of the other occupants of the property. Permit to make any disturbance or allow his/her children or guests, tenants, or any other person for whom he /she is responsible, to make any disturbance or noise which in the opinion of the Trustees in their sole and absolute discretion, would constitute an invasion of the right of privacy of the other occupiers of the buildings.
- 5.3 No disturbance or noise to be made between:  
22h00 and 06h00 on working days  
22h00 and 08h00 on Saturdays, Sundays and public holidays.

## **6 GROUNDS**

- 6.1 No damage may be caused to common property.
- 6.2 No littering will be allowed in any part of the common property.
- 6.3 Garden tools and other equipment shall not be kept in any place where they will be in view from other sections or any portion of the common property.

## **7 PETS**

- 7.1 No pets will be allowed in any of the Sections, including garages, nor on any part the Common Property.

## **8 DOMESTIC WORKERS**

- 8.1 An owner or occupant of a section shall be responsible for the activities and conduct of his/her domestic worker and shall ensure that his/her domestic worker understand and that they do not breach any rules, national legislation or local authority by-law may affect the scheme.
- 8.2 Any owner or occupant of a section whose servant consistently fails to abide by the conduct Rules may be required to remove such servant from the property if so, instructed by the Trustees.
- 8.3 No owner or occupant of a section may request personal duties to be performed by any member of staff employed by the Body Corporate, except during their off-duty hours.

## **9 EXTERIOR OF BUILDINGS**

- 9.1 No alterations to the exterior of the sections or to exclusive use areas or to any other portion of the common property may be made without the prior written consent of the Board of Trustees and then only upon terms and conditions contained in such consent.
- 9.2 No signage (permanent or temporary) may be fitted to the facade or windows of the building without prior written consent of the Board of Trustees.

## **10 LITTERING**

- 10.1 An owner or occupant of a section shall not deposit, throw or permit anyone to deposit or throw on the common property any refuse, including dirt, cigarette buds, food scraps or any other litter whatsoever.

## **11 GATES, DOORS AND KEYS**

- 11.1 Ensure that all gates are closed at all times.
- 11.2 Ensure that no remote control for the gate be handed to or made available to any servant or non-resident. If necessary, written consent must be obtained from the Board of Trustees.
- 11.3 The Entrance Doors to the Foyer and to the Parking Bays can be accessed through a code / this code can be changed from time to time. The managing agent will notify all owners in advance. Please make sure that this code is kept strictly confidential for security purposes.

## **12 LETTING**

- 12.1 The owner of the section shall be obliged to ensure that any tenant of his section or any other person granted rights of occupancy by him is bound by and obliged to comply with these conduct Rules, and if this tenant consistently fails to abide by the Conduct Rules, such tenant will be removed from the property notwithstanding any provision to the contrary obtained in any lease or any grant of rights of occupancy.
- 12.2 An owner of a section shall be obliged to notify the Trustees in writing of his/her unit and the proposed tenant is obliged to sign a document to the effect that he/she will at all times abide by the Management Rules, Conduct and House Rules of the PLATZ AM MEER Body corporate prior to the conclusion of the lease. This document has to be in possession of the Trustees before the tenants take occupation of the unit.
- 12.3 An owner of a section shall inform the Managing Agent of new tenant's details, or in the case of a day-day rental, the rental managing agent's contact details.
- 12.4 Owners will be allowed to rent out their units on day-today basis after principle approval from Trustees, Namibian Tourism Board and Swakopmund Municipality.

## **13 BRAAIING ON TERRACES / PATIO'S**

- 13.1 Only smokeless or gas braai devices may be used by Owners and Occupiers to braai on their patio's, provided that no hazard or nuisance is caused to other Owners or Occupiers and that braai equipment is stored out of sight when not in use.
- 13.2 No wood fires are permitted on balconies, terraces, yards or gardens and Owners and Occupiers are not permitted to use Weber type braais, charcoal burners or similar braai devices.

## **14 GENERAL**

- 14.1 It must be clearly understood that the maximum number of occupants in an apartment at any one time shall not exceed two adults per bedroom, calculated by the number of bedrooms only, not lounges etc.
- 14.2 No business or trade may be conducted on the common property or in residential sections.
- 14.3 No firearms, pellet guns, fireworks or missiles may be discharged on the common property.
- 14.4 No stones or other solid objections may be thrown or propelled on the common property.
- 14.5 Fires are only allowed in built-in fireplaces in each apartment. Only Gas Braais on the balcony or in the common areas are allowed. Open fires on the balcony or in the common areas are prohibited, as this is a safety risk.
- 14.6 No person shall be allowed to reside in a garage.

**Accepted at a meeting of the Owners of the Body Corporate PLATZ AM MEER on this  
day of \_\_\_\_\_ 2020.**

\_\_\_\_\_  
Chairperson of the Trustees

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Trustee