
BRONZE PARK BODY CORPORATE BUILDING NO. 320/1982

HOUSE RULES

These rules are not intended as a curtailment of anyone's freedom but rather as an aid to the overall well-being of the entire complex.

1. REFUSE

1.1. Household

All refuse to be tied up in black plastic bags (2 are provided weekly), and placed outside the servant's quarters' gate for collection on Wednesday mornings between 6.30 am and 7.45 am. Please do not dispose of refuse in any other manner.

Should the gardener be unavailable or on leave, please place your refuse outside the complex on the morning of the collection. The Trustees will advise you of this should the need arise.

1.2. Garden

Kindly take your own garden refuse to the dumping ground off Riverside Road opposite the Shell garage.

2. PARKING

- 2.1. Please park only in designated areas and in front of garage.
- 2.2. The parking bays are allocated by the Body Corporate and do not form part of the section. It is strictly prohibited to make use of any parking bay or common property for the housing of boats, trailers or any such equipment without prior consent of the Body Corporate.
- 2.3. Visitors must be requested to park outside the premises if they cannot park in the parking bay allocated to each unit.
- 2.4. It is essential to note that the maximum tonnage allowed in the driveway is 3 tons. Should the weight be exceeded the responsibility lies with the householder/owner/tenant.

3. POOL

- 3.1. Residents and their visitors use the pool at their own risk and children under the age of 12 years **must be accompanied by an adult at all times**. Children are not permitted to play with pool equipment and diving from any raised surface around the pool is strictly forbidden.
- 3.2. Considerate behaviour and dress code is a pre-requisite at all times to ensure the enjoyment of this facility by all residents.
- 3.3. All owners are responsible for their visitors while the visitors are on the premises.

4. ANIMALS

Please note that it is a privilege and not a right to keep pets at Bronze Park.

- 4.1 Dogs must be kept on a leash when on common property. Owners must exercise control over their animals and such animals are not allowed in the pool area.
- 4.2 Cats can be a nuisance to other residents. The Trustees request that all owners have their animals neutered or spayed to prevent Bronze Park becoming inundated with strays.

No other pets other than those described above will be allowed, and the Trustees reserve the right to request the removal of any animal that becomes a nuisance to other residents.

5. DISTURBANCE

- 5.1 Parents are requested to be considerate to other residents regarding the noise and behaviour of their children when playing on or around the common property.
- 5.2 Kindly consider your neighbours when having parties by keeping the noise level to a minimum. Please have the courtesy to inform your neighbours of any such events within a reasonable time period.

6. PLAYING IN DRIVEWAY

- 6.1 This is not only dangerous but also causes inconvenience. Children playing in the driveway do so at their own risk and need to be monitored by adults.
- 6.2 Riding bicycles and skateboards on common property, and particularly in the driveway, must be under adult supervision. **It should be noted that it is extremely dangerous to use skateboards down the driveways.**

- **SKATEBOARDS. IT IS EXTREMELY DANGEROUS TO USE SKATEBOARDS DOWN THE DRIVEWAYS.**

PLEASE NOTE: The body corporate cannot be held responsible for any damage to cars or accidents which may occur as a result of children playing in this area.

7. QUIET TIMES

The following quiet periods are to be observed:

Sunday to Thursday 20:00 - 07:00

Friday to Saturday 24:00 - 08:00

Sunday 14:00 - 16:00

(WHAT ABOUT SUNDAY NIGHT?)

8. LAUNDRY

Please ensure that washing is not hung in an exposed area, but within your own courtyards below wall height.

9. FIRE HYDRANTS

Fire hydrants are not to be used for any purpose other than in terms of the Municipality by-laws, i.e. washing of stairways and motor vehicles with fire hydrants is prohibited

10. MOTOR VEHICLES

Please ensure that vehicles do not leak oil onto the tarmac.
No major repairs to any vehicle may be carried out on the complex property.

11. GABIAN AND OTHER WALLS

Patents are requested to restrain their children from climbing on the Gabian or other walls.

12. SPEED LIMIT

Maximum limit within the complex is 10kph.

13. GARDENS

13.1 Please respect common garden areas in order to avoid unnecessary damage to plant life.

13.2 Only persons specifically authorised by the Trustees may instruct the gardener in his duties.

14. SERVANTS

Only one person is permitted to occupy the servant's quarters of each unit.

15. MAXIMUM OCCUPANTS

The maximum number of occupants in any one unit shall not exceed SEVEN on a permanent basis. (Including the servant's quarters).

16. ALTERATIONS

Alterations and decorations to the exterior of each unit must be approved by the Trustees prior to work being started. Awnings and window frames must match those already installed. Provided that the awnings have no ground support and the colour matches existing awnings, the Board of Trustees should have no objection.

17. SELLING/LETTING

It is the responsibility of owners to inform trustees or the managing agent of any changes in ownership/occupancy in order that a copy of the House Rules may be supplied. These House Rules must form part of any lease agreement.

18. RESIDENTIAL REGULATION

No work of a commercial or industrial nature for personal reward is allowed on the premises.

19. SECURITY

When entering and exiting the complex, it is everyone's (including visitors) responsibility to ensure the gates are closed.

20. GRIEVENCE PROCEDURE

Should you have any issues that need to be raised with the Trustees, we encourage following the procedure as indicated in ANNEXURE A.

We look forward to your cooperation.

TRUSTEES AND MANAGEMENT, BRONZE PARK

ANNEXURE A

Please find below the recommended process to be followed in order to raise any concerns/queries or grievances in order to ensure that these are appropriately addressed by the Body Corporate Trustees:

1. Raise any concerns/queries or grievances with a member of the Board of Trustees verbally.
2. Failing a response to the initial communication, please place your concerns/queries or grievances in writing to one of the members of the Board of Trustees.
3. Failing a response to the first written communication, please place your concerns/queries/grievances in writing to Property Management Services and to the Chairman of the Body Corporate.
4. Failing a response to the above, please feel free to attend any of the meetings of the Board of Trustees and communicate your concerns/queries/grievances. All meeting dates will be communicated to the residents of the Bronze Park Body Corporate.

Based on the above we hope that all residents of the Bronze Park Body Corporate will have their concerns/queries or grievances addressed in an appropriate and timely manner.