

AMENDMENTS TO MANAGEMENT RULES

Amplification of Management Rules

The following rules are added:

The Developer herewith add the following sub-rules 30(h) – 30(o); 31(2)(a) and Rule 32 to the Statutory Management Rules prescribed in the Act

Use of Sections and Common Property

30.(h) A Member of a Section shall not be entitled to conclude a lease Agreement for the tenancy of his section for a period of less than 90 (ninety) days.

- (i) A Member or Occupier of a Section shall not allow more than 2(two) persons on a permanent basis per habitable room without the written consent of the Trustees. A habitable room shall exclude any kitchen area, bathroom area, passage and/or balcony, but shall include a bedroom.
- (j) For the purpose of this rule, a person who sleeps in a room of a Section for longer than 30 (thirty) days shall be deemed to occupy on a permanent basis.
- (k) Subject to the condition of this Rule, a Member shall use his section for residential purposes only and for no other purpose whatsoever.
- (l) A Member shall notify the trustees forthwith in writing of any change of ownership in, or occupation of his section, of any change in membership or shareholding or beneficiaries of any close corporation or company or trust being the registered owner.
- (m) Children under the age of 21 years may stay with a Owner or occupant as *bona fide* guests for a period not exceeding 14 (fourteen) days where after the consent of the Trustees is required.

- (n) Visitors or guests may stay with a Member or Occupant as *bona fide* guests for a period not exceeding 14 (fourteen days), where after the consent of the Trustees is required.
- (o) No visitors, guests or lodgers may stay with a Member or occupant on the basis of remuneration. Guest houses or lodging will not be permitted.

OBLIGATION TO MAINTAIN:

- 31(1)(a)** Notwithstanding that air conditioners serving the sections might be situated on common property, the cost of maintaining air conditioners serving the sections shall be borne by the Member whose Section is served thereby.

32. PARKING BAYS: (IN TERMS OF SECTION 10(7) OF THE ACT)

- 32.1 Notwithstanding the fact that the Parking Bays indicated on the annexed schedule are part of the common property of **ZONNEZICHT RETIREMENT VILLAGE**, the Developer reserves the right to allocate these Parking Bays [in terms of Section 10(7) of the New Act] to Sections in the Scheme and to grant to the Member from time to time, rights of exclusive use and occupation thereof.
- 32.2 The right to exclusive use of the Parking Bays as shown on Annexure "A1" are allocated to the Member from time to time of the corresponding Section as set out on Annexure "A2".
- 32.3 A Member shall be obligated to maintain the Parking Bay allocated to his section as if it were part of his section.
- 32.4 A Member shall only use his Parking Bay for the parking of licensed motor vehicles in working order and shall not permit it to be used in such a manner or for such purposes are likely to impair the safety, appearance or amenity of any other section or common property in the scheme.
- 32.5 A Member of a section which has a Parking Bay allocated to it may sell or cede the Parking Bay to another Member of a section in the Scheme with the written consent of the Trustees of the Body Corporate. The Body Corporate shall keep a record of the Members of such Parking Bays. This Rule shall not be

applicable where the Member of the Section/s is selling the Section/s together with the Parking Bay to a non-member/non-owner.

32.6 It is further to be stipulated that the Body Corporate shall be entitled to charge a levy to each Member in respect of the Exclusive Use Area allocated to the Section owned by such Member in such amount as the Body Corporate determines.

33. HOUSE RULES:

The Trustees are empowered to impose such rules and regulations as may in their sole discretion be necessary for the efficient and proper day to day management and running of the Scheme (the "House Rules") (which House Rules may be imposed in relating, but in no way limited to, the use of security and access, waste removal, visitors' parking bays and recreation areas), provided that the House Rules so imposed will not in any way conflict with the Act or with the Management and Conduct Rules of the Scheme.