

Villa Cortona
RETIREMENT VILLAGE

□ Rules of Conduct □

□ **Rules of Conduct** □

1. USE OF PREMISES

- 1.1 Owners shall not use or permit their properties to be used for professional or business activities unless specifically authorised by the Executive Committee and then only in compliance with Municipal regulations.
- 1.2 Residents are at all times responsible for the actions of their domestic servants and all such servants must be registered with the Executive Committee before they would be allowed access to the scheme.

2. REFUSE DISPOSAL

A Resident shall:

- 2.1 Maintain in a hygienic and dry condition a receptacle on his premises, as supplied by the local authority, for refuse in his section.
- 2.2 Ensure that before refuse is placed in such receptacle it is securely wrapped in a plastic bag so that it can be handled by the employee of the Association.
- 2.3 For the purpose of having the refuse collected, place such receptacles within the area and at the times designated by the Committee so that the employee can remove the plastic bag to the municipal collection area.
- 2.4 Not deposit, throw or allow to be deposited or thrown on the private road or its road reserve any rubbish or other litter.
- 2.5 Bins and rubbish must be kept out of sight (in the dry area).

3. MOTOR VEHICLES

- 3.1 The speed limit on the private road is 20 k.p.h.
- 3.2 Driving of vehicles on the premises must be within designated speed limits and drivers must have due regard for the rights of others and especially children.
- 3.3 No parking will be allowed on any area not demarcated as such and no resident will be allowed to park caravans and trailers on a permanent basis.
- 3.4 No resident will be allowed to do mechanical work on or service a car in any area visible from the road or common areas, unless the same is undertaken within the confines of a garage.

4. NOISE

- 4.1 No resident shall play or permit to be played any radio, television set, tape or other recorder, amplifier or any musical instrument in a manner or at a time which causes inconvenience to any other resident.
- 4.2 The use of lawn mowers, power- and other tools which may impinge on the peace of others must be limited to the periods 09h00 to 18h00 on all days other than Sundays, when no such activities will be allowed. Committee will have the right to determine that any noise complained of is excessive and to require that its continuance cease.

5. WASHING LINES

No washing may be hung in such a way that it would be visible from the road and common areas.

6. SELLING & LETTING OF PROPERTY

- 6.1 The onus is on the owner who sells his property to provide the purchaser with a copy of these rules at the time the sale is concluded. It will be assumed by the Committee that new owners are in possession of these rules and that they are fully conversant therewith.
- 6.2 If an owner wishes to sell his property, the estate agent will only be allowed to place marketing boards in such areas and in such a manner as determined by the Executive Committee.
- 6.3 No property may be occupied by anyone other than the registered owner and his family unless he or she has signed a copy of the Conduct Rules as proof that he or she accepts the fact that he or she will be bound thereto.

7. PETS

The owner or resident of each single title dwelling will be allowed a maximum of 1 dog or 1 cat (not measuring more than 40cm from the ground to the top of his back) in the centre and may not be replaced. Strict conduct rules will apply to the owners of such animals which rules will be adopted and enforced by the trustees.