



**WATERS EDGE BODY CORPORATE
RULES AND REGULATIONS**

TABLE OF CONTENTS



	PAGE NUMBER
A. FUNCTION OF THE BODY CORPORATION	3
B. INDEMNITY	3
C. ENFORCEMENT OF RULES	3
D. SCOPE AND USE OF THIS DOCUMENT	3
E. INTRODUCTION	4
1. MOTOR VEHICLES	4
2. ALL OTHER VEHICLES	5
3. LAUNDRY	5
4. REFUSE	6
5. NOISE	6
6. GARDENING AND PLANTS	6
7. ACTIVITIES ON THE COMMON PROPERTY	7
8. DOMESTIC WORKERS	7
9. SUNDRY PROVISIONS	7
10. PETS	8
11. VISITORS AND TENANTS	8
12. BUSINESS ACTIVITIES	8
13. EXTERIOR OF BUILDINGS	9
14. GENERAL	9
15. DOMICILIUM CITANDI ET EXECUTANDI	10
13. BINDING NATURE AND FAILURE	10
17. SECURITY	11
18. RITUAL SLAUGHTERING	11
19. LETTING OF UNITS AND CARPORTS	11
20. PAYMENTS TO THE MANAGING AGENT	11



A. FUNCTION OF THE BODY CORPORATE

The Body Corporate’s main function, apart from ensuring compliance with the Rules, is to insure and maintain the communal property thereby ensuring that the property values are maintained, taking market conditions into account.

B. INDEMNITY

Waters Edge Body Corporate does not accept any liability whatsoever for any bodily injury of any nature occurring to any person on its property, howsoever caused. Any motor vehicles, household goods or personal possessions on or in the property of Waters Edge are there at the sole risk of the owner thereof, nothing excluded. This includes the use by any person of any facilities on the complex.

C. ENFORCEMENTS OF RULES

Non-compliance with the Rules may lead to legal action against offenders, or any such other action as the Board of Trustees (“Trustees”) may deem fit. Fines will be imposed upon transgressors of the Rules, the value of which is to be determined by the Trustees from time to time. If, as a result of a breach of the Rules by an owner or of any obligation of the owner and the Trustees instruct an Attorney, the defaulting owner shall be liable for all costs and charges of whatsoever nature, on a Attorney and Client scale, incurred by the Body Corporate as a result thereof.

The Trustees reserve the right to require owners to give notice to tenants who continue to breach the Rules.

Right of admission is reserved.

These Rules have been adopted by the Trustees of the Body Corporate of Waters Edge and are applicable to all owners and tenants of Waters Edge.

D. SCOPE AND USE OF THIS DOCUMENT

The Rules are applicable to all residents, their families, friends, visitors and employees.

For the purpose of these Rules, the term “Resident” shall mean:

The owner or tenant of any unit

It shall be the responsibility of the owner to communicate the Rules as stipulated in this document to his/her tenant.

These Rules are binding on all owners and all persons occupying any unit who, in turn, are responsible for ensuring that members of their families, visitors and employees abide by it.



Happy and satisfying community living is achieved when residents use and enjoy their sections and the common property in such a manner that they show respect for the rights of other persons lawfully on the property. Compliance with these conduct rules and general consideration by residents for each other will greatly assist in achieving a happy community.

In the event of annoyance, aggravation or complaints occurring between residents an attempt should be made by the parties concerned to settle the matter between them. This should be done with consideration and tolerance.

If and when problems cannot be resolved between the parties concerned through the procedure above, they should be brought to the notice of the Trustees, **IN WRITING**, through the Managing Agents.

In respect of the interpretation of these Rules, the decision of the Trustees shall be binding.

E. INTRODUCTION

In terms of the Sectional Titles Act, Number 95 of 1986, as amended, the Rules and Regulations of the Waters Edge Complex, have been designed to ensure basic standards with regards to living condition in the Waters Edge Complex and to ensure the enjoyment of all occupants of his/her Unit and common property. All rules shall apply ipso facto to all tenants and all persons who have obtained right of occupancy of a section in whatever manner, and no agreement with such residents that is contrary to this stipulation, shall be binding.

In the interpretation of these Rules, unless the context other indicates:

“Act”: means the Sectional Titles Act, 1986 (Act 95 of 1986), as amended, from time to time and any regulations made and in force thereunder.

“Section” or “Unit”: means the living area of every Section or Unit under roof.

“Exclusive use areas”: means private gardens and carports.

“Common property” : means the whole area that does not form part of any section. This includes the land, parking areas, walls, gates, the area between the roof and the median line of the ceiling AND the outer skin of the building, including the roof and foundations.

“Complex”: Waters Edge
Words denoting the singular shall include the plural and words denoting the masculine shall include the feminine and vice versa.

Interpretation: In these Conduct Rules, a word or expression to which a meaning has been assigned in the Sectional Title Act 1986 and Regulations bears that meaning, unless the context otherwise indicates.

1. MOTOR VEHICLES

1.1 Motor vehicles belonging to residents and their visitors may only be parked in such areas as specifically demarcated for that purpose and/or approved by the Body Corporate. Under no

circumstances is parking in any part of any driveway or on the lawn permitted. One car shall not occupy two parking bays. No vehicle may park where there is a “No Parking” sign or where yellow lines have been painted for no parking. Any vehicle seen parking in these zones will incur a fine and/or be towed away at the expense of the owner.

- 1.2 Repairs to and reconditioning of vehicles on the common property is not permitted, however, minor repairs or servicing taking less than (2) hours will be allowed, provided it is not part of reconditioning and not done on a regular basis. Panel beating and spray-painting shall not be permitted on the common property.
- 1.3 Vehicles may not travel at speeds exceeding 20 km/h within the complex.
- 1.4 Motor vehicles belonging to residents must be parked in carports so as to leave maneuvering space for access to neighboring carports. Only one car per single carport is permitted.
- 1.5 Residents are to ensure that their visitors park in the visitor’s parking areas and do not cause any obstruction to other vehicles requiring lawful access to any part of the complex.
- 1.6 Trailers shall not be permitted on the common property without written permission from the Trustees.
- 1.7 All residents shall observe and shall ensure that their visitors and guests observe any road signs in the complex.
- 1.8 No person may drive a vehicle within the complex in such a manner that it creates a nuisance or an unbearable noise or is considered by the Trustees not to be in the interest of safety.
- 1.9 Unlicensed persons are not permitted to drive or ride any motor vehicle, motorbike and any other vehicle within the complex.
- 1.10 Damage or dilapidated vehicles and un-roadworthy vehicles as well as vehicles that leak oil and/or break fluid on the common property may not be parked on the common property other than for a short period as approved **IN WRITING** by the Trustees.
- 1.11 The Trustees may cause to be removed or towed away, at the risk and expense of the owner thereof, any vehicle parked, standing or abandoned in the complex in contravention of these Rules.
- 1.12 An owner or occupier of a section shall ensure that his/her visitors may not use a carport, unless the owner or occupant of the carport or garage has given permission for such use.
- 1.13 Vehicles belonging to non-residents will not be allowed on the common property on a permanent or semi-permanent basis.
- 1.14 No engines may be cleaned on the common property and visitors are not permitted to wash their cars on the common property.

2. **ALL OTHER VEHICLES**

- 2.1 Bicycles, motor cycles, tricycles, roller skates, scramblers, skate boards and the like may not be left on any portion of the common property.
- 2.2 No heavy-duty vehicles that could cause damage to the paving will be allowed on any part of the common property. Maximum 8 ton single axle furniture removal vehicles will only be allowed in the complex for a maximum of three (3) hours at any one time providing such vehicles do not unnecessarily obstruct access to carports.
- 2.3 Liability for any damage caused by a furniture removal vehicle brought into the complex rests with the responsible owner.
- 2.4 Quad bikes are under no circumstances allowed on the common property.
- 2.5 Bicycles may not be left under or chained to carports.

3. **LAUNDRY**



- 3.1 Washing may be hung out to dry only in areas set aside for such purpose and on lines of a design approved by the Trustees. No other lines are allowed in the complex.
- 3.2 New washing lines may not be erected without the **WRITTEN** permission of the Trustees.
- 3.3 Residents shall not hang any washing or laundry or any other items in windows or on any other part of the complex or common property, this includes patios, carports and garden walls, so as to be visible from the common property.
- 3.4 Washing hung out to dry in designated areas, is at risk of the person doing so.
- 3.5 No washing is to be left on the wash lines after 18:00 and before 05:00 and should be removed from the washing line as soon as it is dry. Hangers and washing pegs are not permitted on washing lines without washing.

4. **REFUSE**

- 4.1 Refuse may not be contrary to the regulations prescribed by the City Council, e.g. all glass and sharp objects must be wrapped in a double layer of newspaper. Tins, bottles and other containers must be completely drained.
- 4.2 No rubbish or refuse may be left on any portion of the common property or elsewhere where it will be visible from the common property, whether in a container or not, other than on the scheduled collection day.
- 4.3 In order to avoid blockage of the sewerage system, no foreign objects may be flushed down toilets or thrown down any drain.
- 4.4 Owners or occupants shall maintain, in a hygienic and dry condition, a suitable container for refuse within his section, exclusive use area or on such part of the common property as may be approved **IN WRITING** by the Trustees, Only one (1) container per section is allowed.
- 4.5 For the purpose of having refuse collected, residents shall place refuse in a municipal approved refuse bag **IN DESIGNATED AREAS AND AT THE TIMES STIPULATED BY THE TRUSTEES.** Residents are not allowed to place refuse in shopping bags, boxes, etc.
- 4.6 No Littering of any nature is allowed, including cigarette butts and food scraps.
- 4.7 No cardboard boxes, containers and the like are permitted to be placed at peripherals at any time and must be flattened and tied together when left at the designates areas for collection.

5. **NOISE**

- 5.1 Radios, musical instruments, TV sets and the like must be used in such a manner that it is not a nuisance to adjoining sections or on the common property at any time of day or night.
- 5.2 Outside activities in exclusive use areas, such as braais, must be enjoyed in such a manner as not to be a nuisance to adjoining sections, visitors or passers by.
- 5.3 Vehicle hooters may not be sounded within the complex, except in cases of emergency.
- 5.4 Rowdy, boisterous behavior and noise of any nature is not permitted.
- 5.5 Residents shall ensure that when they see their visitors off, they do so quietly.
- 5.6 Mechanical maintenance and use of power tools and the like shall only be undertaken between the following hours:

Monday to Friday: between 8:00 and 18:00

Saturday: between 8:00 and 15:00

Sunday: prohibited



6. GARDENING AND PLANTS

- 6.1 The Body Corporate provides a service whereby lawns are cut and edges trimmed. This service is provided at your risk. **Residents shall maintain all flowerbeds and control the growth of any creepers in their section.**
- 6.2 No trees or plants or natural fauna and flora on the common property may be damaged or removed without **WRITTEN** permission from the Trustees.
- 6.3 Residents are encouraged to improve their exclusive gardens, provided such gardens are kept neat and clean of weeds.
- 6.4 Creepers, vines or other wall plants must not be allowed to encroach on adjoining sections or cause damage to gutters, fascia boards, roof covering, etc. Any damage thus caused will be at the cost of the residents concerned.
- 6.5 Gardening equipment must be kept in a place where it will not be visible from other units or any portions of the common property.
- 6.6 Garden hoses may not be left lying around.
- 6.7 No vegetables gardens are allowed.

7. ACTIVITIES ON THE COMMON PROPERTY

- 7.1 No ball games are permitted on the common property.
- 7.2 The children of residents or visitors should be supervised so as not to cause any damage to any part of the common property or exclusive use areas or in any way be a nuisance to residents. Parents will be held responsible for the repair of any damage caused by their children.
- 7.3 No person may interfere with the main gate, intercom system, mail boxes, plants decorations, name plates, exterior lights, vehicles, fire hydrants or any other objects, whether the property of the Body Corporate or not, within the complex.
- 7.4 No hobbies or other activities that may cause a nuisance, or endangerment or harm to property, individuals and occupants are permitted.
- 7.5 The use of alcohol is not permitted on the common property.
- 7.6 The consumption of alcohol in or on exclusive use areas is permitted, provided such consumption does not constitute a nuisance.
- 7.7 Children are to stay off the boundary walls.

8. DOMESTIC WORKERS

- 8.1 Residents must ensure that their employees do not loiter on the common property.
- 8.2 Employees must vacate the complex by 18:00 daily.
- 8.3 Damage caused by any employee to the common property or to any resident's property, or to any vehicle will be the cost of the employer in whose service such employee was at the time of the incident.
- 8.4 An owner or occupier shall be responsible for the activities and conduct of his employees and shall ensure that they understand and do not break any of the conduct Rules, national and/or Provisional legislation of local Authority Laws, which may affect the complex.
- 8.5 An owner or occupier, whose employee consistently fails to abide by these Rules, may be instructed by the Trustees to remove such person from the property.
- 8.6 Domestic workers are not permitted to reside in non-residential areas.

9. SUNDRY PROVISIONS



- 9.1 Any flammable or other dangerous material, any explosives, or part thereof may not be brought in or onto the complex.
- 9.2 Thinners, lacquer, turpentine, acid, insecticide and any other such material must be kept in a locked place, out of the reach of children, servants or pets.
- 9.3 No firearm, pellet gun, catapult, bow and arrow or any other weapon may be discharged on the common property. No stone or solid object may be thrown on the common property.
- 9.4 An owner shall keep his section and exclusive use areas free of mice, rats, termites, borers and other wood destroying insects, and shall permit the Trustees, their duly authorized agents or employees, to enter upon his section, for the purpose of inspecting the section and taking such action as may be reasonably necessary to eradicate any such pets. In the event of it being found necessary to replace any woodwork or material forming part of such section that may have been damaged by such pets, the cost of such replacement shall be borne by the owner of the section concerned.
- 9.5 The owner must maintain the hot water installation that serves his section, notwithstanding the fact that such application is insured for the defined events in terms of the insurance policy taken out by the Trustees.
- 9.6 A owner or occupier of a section shall not store any material, or allow to be done, any other dangerous act in the building or on the common property, which will or may increase the rate of premiums payable by the Body Corporate on any insurance policy.
- 9.7 Residents are not permitted to throw their cigarette butts/litter over the balconies and into the gardens of the ground floor units. Also when sweeping or washing patios, you are also not permitted to do so over the balconies.
- 9.8 No advertising material of any kind is to be distributed in the complex.

10. **PETS**

- 10.1 Prior written consent is to be obtained from the Trustees before bringing any pets into the complex
- 10.2 Only owners may keep a maximum of two (2) lapdogs with the **WRITTEN** consent of the Trustees. Such written consent may prescribe any reasonable conditions under which such dog(s) may be kept. Permission may be withdrawn at any time, should dog-owners not adhere to the Rules, or the dogs become a general nuisance. The Trustees are empowered to consider each case on its merits and with due regards to Municipal By-laws as well as the interest of all residents.
- 10.3 No poultry, pigeons, aviaries or livestock may be kept on the common property.
- 10.4 No dog or cat may kept in the complex unless it has been neutered or spayed and the necessary proof must be submitted to the Trustees.
- 10.5 Only one pet per unit will be permitted.
- 10.6 Dogs must be confined to their section or exclusive use area only and will not be permitted to roam freely on the common property. Dogs are only allowed in sections with a wall, fitted with acceptable metal gates, enclosing exclusive use areas.
- 10.7 Dogs are not permitted on the common property unless leashed and accompanied by a responsible person.
- 10.8 The immediate removal of any excrement left by dogs on the common property is the responsibility of the owner of such dog(s).
- 10.9 Dog excrement must not be allowed to accumulate in exclusive use areas. **THE COMPLEX STAFF SHALL NOT MOW THE LAWN IN GARDENS WHERE DOG EXCREMENT IS PRESENT.**



- 10.10 No dog(s) may cause noise, nuisance, harm or damage to any person or property, or in any way interfere with the rights of other residents to enjoy their sections. Such dog owners will be liable for any costs incurred from the action of their dog(s).
- 10.11 Dog owners who fail to comply with the provisions of these Rules regarding the keeping of dogs, including those who bring dogs into the complex without **WRITTEN** permission, will be instructed in writing to remove such animals from the complex within a given period, failing which said animal will be removed by the Trustees, the costs thereof to be borne by the defaulting owner. The Trustees shall not be liable for any injury to a pet thus removed, or for loss incurred by the owner thereof. A fine will be charged to the levy account of the owner.
- 10.12 Stray animals are not to be fed or encouraged in any way and the presence of such animals in the complex must be reported to the Trustees.
- 10.13 Visitors are not permitted to bring any pets into the complex.
- 10.14 Dogs are only permitted in the ground floor units.

10 VISITORS AND TENANTS

- 11.1 Owners of sections are responsible for the conduct of their tenants, servants and visitors and must ensure that all Rules, whether in terms of the Act or these Rules, are properly adhered to.
- 11.2 Owners must ensure that their tenants are familiar with these Rules.

12. BUSINESS ACTIVITIES

- 12.1 No business, professions or trade may be conducted on the common property or in any section, except for those which are specifically allowed by the Local Authority to be conducted in a Sectional Title Scheme, and which is agreed to by the Trustees. Full details of such business, profession or trade must be addressed **IN WRITING** to the Trustees.
- 12.2 No auctions, jumble sales or fete may be held on the common property or in any section.
- 12.3 No advertisement or publicity material may be exhibited without the **WRITTEN** permission of the Trustees.
- 12.4 No owner or occupier of a section shall place any sign, notice, billboard or advertisement of any kind whatsoever on any part of the common property or on a section without first obtaining **written** permission from the Trustees.
- 12.5 Door-to-door selling of any kind is not permitted.
- 12.6 No door to door sales are permitted.

13. EXTERIOR OF BUILDINGS

- 13.1 No alterations and/or addition including gates, aerials, satellite dishes, gutters, down pipes, awnings and roof coverings to areas or to any portion of the common property may be made without the prior **WRITTEN** consent of the Trustees and then only in accordance with the terms and conditions specified in such consent. Only the owners of sections may apply for such consent.
- 13.2 No air conditioning units may be installed.
- 13.3 Should there be, in the opinion of the Trustees, a possibility that an alteration and/or addition may adversely affect the strength of any structure or servitude, the Trustees may require a certificate from a practicing Civil Engineer before granting for such alteration or addition.

- 13.4 Requests for permission for all additions and/or alterations must be made to the Trustees of Trustees **IN WRITING**, and shall be accompanied by plans and specifications showing the nature, kind, material, colour and location of the proposed alteration or addition as well as a start and completion date. Once permission is granted, it is valid for two (2) months only, after which owners must re-apply for permission. Owners starting with their improvements before the Trustees have given **WRITTEN** approval to do so, will have a fine imposed on them as determined by the Board of Trustees.
- 13.5 All waste and rubble must be carried off-site at the contractors and/or owners sole cost and expense. The garbage bins inside the premises may not be used for disposing of construction debris.
- 13.6 An owner of a section shall be obliged to maintain all alterations, additions (including decorations), made by him to the exterior of his section in a state of good order and repair and to take all reasonable steps to keep them in a clean, neat and attractive condition, and to carry out all painting to match paint work.
- 13.7 If any owner or occupier fails to comply with the rules regarding the exterior of buildings, the Trustees may take whatever action it deems necessary to rectify the situation and to recover any costs involved from the said owner or occupier.
- 13.8 Should any alterations or additions require the permission of the local authority, it is the responsibility of the applicant to obtain such authority **IN WRITING** before any application is made to the Trustee.
- 13.9 Should any alteration, addition or decoration obstruct any employee of the Body Corporation performing any work on the common property, the owner concerned shall be liable for any costs incurred by the Body Corporate.
- 13.10 The resident of a section may not do anything on the common property or his exclusive use area, which, in the opinion of the Trustees is aesthetically displeasing or undesirable.

14. GENERAL

- 14.1 An owner shall not do or permit to be done, in his section, anything that will or may increase the rate of the premium payable to the Body Corporate on any insurance policy, unless **WRITTEN** permission is obtained from the Board of Trustees.
- 14.2 An owner shall not do or permit to be done, in his section, anything that will or may be a danger to any other occupant, visitor, servant, pet, or passer-by, or that will damage his section or any other section or any other part of the common property or exclusive use area.
- 14.3 Gardeners, cleaners or others employed by the Body Corporate may not be used for any private work for residents, unless specifically authorised by the Trustees or if such work is done out of the employee's normal working hours.
- 14.4 An owner shall not use or permit his section to be used for any other purpose other than that indicated by the registered Sectional Title Plan.
- 14.5 The Trustees may instruct an owner to repair or to make good any damaged part of a section or exclusive use area if the damage was caused by his family, his servants, pets, visitors or tenants.
- 14.6 The Trustees will act in the best interest of all residents. They will enforce the Rules set out in order to maintain standards and to make sure that nothing detracts from the appearance or smooth running of the complex.



- 14.7 The Trustees may from time to time consult the owners for ideas for improving the common property, but may at any time effect improvements without prejudice to the owners.
- 14.8 The Trustees shall do all things necessary, within reason, for the control, management and administration of the complex in terms of the power conferred upon them by Body Corporate in terms of section 30(1) of the Act.
- 14.9 Any residents and occupants regarding the common property, violations of these Rules or any other cause for concern, must be referred to the Chairperson of the Body Corporate **IN WRITING**. Cellular phone messages will not be regarded as formal correspondence and will not be on.
- 14.10 Damage to the common property resulting from the moving of furniture will be rectified at the expense of the said owner.
- 14.11 The number of occupants of each section shall be restricted to a maximum number of two persons per bedroom.
- 14.12 Carports may not be used for storage and must at all times be kept clear, except for motor vehicles and approved stationary cupboards.
- 14.13 No storage of personal- and/or other items are allowed on the common property.
- 14.14 No play ground equipment including free standing sandpits and garden furniture and the like are allowed on the lawn, which can obstruct garden maintenance.
- 14.15 Owners may apply for the installation of Christmas lights and decorations during the festive season, on condition that they comply with all electrical and safety specifications.

15. DOMICILIUM CITANDI ET EXECUTANDI

- 15.1 The domicilium citandi et executandi of each owner shall be the address of the section registered in his name, provided such owner be entitled, from time to time, to change said domicilium, subject to the condition that any new domicilium selected shall be effective on receipt of written notice by the Body Corporate at its domicilium.
- 15.2 The Trustees shall, from time to time, determine the address constituting the domicilium citandi et executandi of the body Corporate as required in terms of Section 29(1)(1) of the Act.

16. BINDING NATURE AND FAILURE

- 16.1 If an owner fails to adequately maintain any area of the common property allocated to his exclusive use and enjoyment, the Trustee, shall request him in writing to rectify the situation. If, within a period of one (1) week, the owner has failed to comply with the written request, the Trustees shall be entitled to remedy the situation and recover any reasonable costs incurred from the owner.
- 16.2 The provisions of the Conduct Rules and the duties of the owner in relating to the use and occupation of sections and common property shall be binding on the owner of any section and it shall be the duty of the owner to ensure compliance with the Rules by the lessee or occupant, employees, guests and family member of any resident.
- 16.3 Notwithstanding the manner in which the clauses and the Rules have been grouped together or linked, each of them constitutes a separate and independent clause, severable from each other in regard to all aspects thereof.

17. SECURITY

- 17.1 All attempts of burglary or instances of fence jumping must immediately be reported to the Trustees.
- 17.2 Residents must ensure that they brief their employees as regards to the security protocol.

18. RITUAL SLAUGHTERING

- 18.1 The slaughtering of animals or birds on the common property is prohibited.

19. LETTING OF UNITS AND CARPORTS

All tenants of units and other persons granted rights of occupancy by any owner of the relevant unit are obliged to comply with these conduct rules, notwithstanding any provision to the contrary contained in any lease or any grant of right of occupancy.

It is incumbent on all owners who lease their units to ensure that the tenants have a copy of the Conduct Rules.

- 19.1 The terms and conditions upon which the owners may let their units and garages, whether through an agent or otherwise, shall include an acknowledgement by the lessee of the existence of these rules and an undertaking by the lessee to adhere to them.
- 19.2 Any breach by the lessee of any of the provisions of the Sectional titles Act, 1986, as amended, the regulations promulgated there under, the management rules or the conduct rules or these rules shall be a breach of lease.
- 19.3 The Trustees at their sole discretion reserve the right to require owners to terminate the lease with tenants who continue to breach these rules.
- 19.4 The Scheme is registered as a residential Body Corporate and all occupation is to be residential only.
- 19.5 All leases must be for ordinary residential purposes only.
- 19.6 Short term (short lets) / time sharing / holiday letting is strictly prohibited.
- 19.7 The minimum period for residential leases is three (3) months. No member may enter into or cause to be entered into a lease agreement with a lessee for a period of less than three (3) months subject to the Rules.

20. PAYMENTS TO THE MANAGING AGENT

- 20.1 All levies and other miscellaneous charges are due and payable in advance on or before the first day of each month.
- 20.1.1 Any bank or other charge occasioned by the method of payment chosen by or on behalf of a member will be for the member's account.
- 20.1.2 All payments received are offset against the oldest amount due.
- 20.1.3 Direct payments into the account of the Managing Agent must quote the 9-digit account reference.
- 20.1.4 There are a number of different payment methods, including the following:
- ATM / Internet / Cell banking
 - Cheque deposit to bank
 - Debit orders
 - Cash deposit to bank

The Managing Agents charge an administration fee to members who pay late.

21. ESTATE AGENTS

Members are to ensure that when they appoint a Sales Agent to market their properties, the Sales Agent is provided with a copy of the Rules and the property is marketed and sold in terms



therewith. The Body Corporate will not accept liability for any misrepresentation.”

The Trustees reserve the right to amend, add or alter the above Rules in any way from time to time.

The foregoing Rules have been adopted by the members of the Body Corporate of Waters Edge and are applicable to all owners/residents with effect from the date of acceptance below.

Dated at on the day of 2013 for the Body Corporate of
WATERS EDGE.

CHAIRPERSON

TRUSTEE

DATE