

SECTIONAL TITLE SCHEME OF INGILOZI

SS913/2007

Ingilozi CONDUCT RULES



**MADE BY THE BODY CORPORATE OF THE INGILOZI SECTIONAL TITLE SCHEME, SS913/2007, AS
AUTHORISED BY A SPECIAL RESOLUTION BY ALL THE MEMBERS OF THE BODY CORPORATE IN THE
AFORESAID SECTIONAL TITLE SCHEME**

These rules are the Conduct Rules as prescribed in Annexure 2 of the Regulations of the Sectional Titles
Schemes Management Act 8 of 2011.

Contents

1. Introduction.....2

2. Definitions & Annexures2

3. Disclaimer.....4

4. Access control5

5. Environmental protection and Fauna and Flora.....5

6. Littering and refuse.....5

7. Pesticides, Insecticides and Chemicals.....6

8. Feeding of animals6

9. Firearms, Laser pointers and Drones6

10. Camping6

11. Fires7

12. Fishing, Boating and swimming.....7

13. Vehicles, roads and game viewing8

14. Speed limits9

15. General behaviour9

16. Transgression Procedure10

17. Irrigation/Landscaping11

18. Pets11

19. Picnics11

20. Advertising and reselling11

21. Signage12

22. Staff12

23. Visitors and guests12

24. Conducting of Business.....13

25. Mabalingwe Common Property Association.....13

26. Maintenance of exterior13

27. Common Property13

28. Alternative Energy Sources14

29. Indemnity Forms.....15

30. Housekeeping and Laundry.....15

31. Building Rules16



1. Introduction

Welcome to Ingilozi Body Corporate. These conduct rules have been prepared to assist both new and established residents to appreciate and enjoy the lifestyle that Mabalingwe offers and to encourage them to respect the interest and welfare of those who live in Mabalingwe.

The Sectional Title Schemes Management Act, the laws of our country, municipal by-laws and the Management and Conduct Rules which govern this community, must be followed in terms of the law, and it is the Trustees' responsibility to ensure that these are carried out by all, in the interests of all; and

It is in the best interest of all owners and occupants to stay abreast of all developments pertaining to the Body Corporate and within the property as a whole. This is best achieved by attending the Annual General Meeting of the Body Corporate.

Words importing the singular shall include the plural and vice versa, and words importing the masculine gender shall include females, partnerships, trusts, companies, close corporations and vice versa, except where indicated otherwise.

Should any of the Conduct rules be breached in any way, Clause 16 of the Conduct Rules will be enforced.

In addition to the above; if the breaching of the Conduct Rules causes any damages to the common property or causes the Body Corporate or any other person to suffer any form of damages to their person or property whatsoever, the Trustees will have the right to request the Owner to provide immediate compensation for the damages so caused by him or his representatives, friends, guests, including paying guest, tenants, visitors, family, domestic workers, employees, workers or building contractors. If the Owner refuses to compensate the person who suffered the damages immediately, legal action can be taken against the Owner by the person who suffered the said damages. It is hereby stipulated that the Owner (if not personally responsible for the breaching of the conduct rules and subsequent damages) is to be directly responsible and liable for the conduct of any of his representatives, friends, guests, including paying guest, tenants, visitors, family, domestic workers, employees, workers, building contractors or any other person entering the Body Corporate with the permission or on the authority of the Owner, and who caused the said damages.

All complaints, applications, ideas, and suggestions must be forwarded to the Board of Trustees in writing or by e-mail. The aforesaid will, however, not be entertained if anonymous.

2. Definitions & Annexures

- a. **Annexure A:** Mabalingwe Common Property Association (MCPA) Rules.
- b. **Annexure B:** Access control policy and procedures of the MCPA.
- c. **Annexure C:** General Building and Aesthetic Rules of the Mabalingwe 4 Body Corporate.
- d. **Annexure D:** MCPA Contractors Policy.
- e. **Body Corporate:** The Exclusive Use Areas and all Sectional title units (Sections) in the sectional title scheme of Ingilozi (situated on Portion 45 of the farm Rietspruit 527 KQ).

- f. **The Reserve:** The Greater Mabalingwe, including the areas covered by the various Bodies Corporate, Share Block Company, and Private Farms.

These include:

- **Mabalingwe 1** is a sectional title scheme (SS 1050/96) developed on Portion 2 of the Farm Gorcum No. 435, KR, measuring 142,8067 hectares.
- **Mabalingwe 2** is a sectional title scheme (SS1048/96) developed on Portion 1 of the farm Boschpoort 550.
- **Mabalingwe 4** is a sectional title scheme (SS1187/98) developed on Portion 1 of the farm Olievenfontein 562.
- **Mabalingwe 5** is a sectional title scheme developed on Portion 4 of the farm Boschpoort 550.
- **Mabalingwe 6** is a sectional title scheme developed on Portion 3 of the farm Boschpoort 473.
- **Mabalingwe 7** is a sectional title scheme developed on The Remaining Extent of the Farm Boekenhout Plaat No. 436.
- **Mabalingwe 8** is a sectional title scheme developed on Portion 7 (A Portion of Portion 4) of the Farm Boekenhoutplaat No. 436, KR.
- **Mabalingwe 10** is a sectional title scheme developed on the Remaining Extent of Portion 3 of the Farm Elandsfontein No. 440, KR.
- **Mabalingwe Shareblock** is the registered owner of the share block scheme, opened on The Remaining Extent of the Farm Boschpoort 550 KR.
- **Bergplaas** is the registered owner Portion 1 of the Farm Boschpoort 473-KR
- **Mabalingwe 11** is a sectional title scheme developed on the Portion 26 of the farm Cyferfontein, KR.
- **Bellaqua (Pty) Ltd** (Registration Number 1964/000259/07) as the owners of portions 8,9 and 10 of the Farm Cyferfontein 434 KR (“The Itaga Property”)
- **Prep Investments Share Block (Pty) Ltd** (Registration Number 1969/0144/8407) as the owners of the farm Serapa 800 KR as well as Portion 6 of the Farm Boekenhoutplaat 436 KR (“The Serapa Property”)
- **Ingilozi** is the owners of Portions 42, 43, 45 and a sectional title development on Portion 45 (A Portion of Portion 39) of the farm Rietspruit 527 KQ.

- g. **MCPA:** The Mabalingwe Common Property Association NPC – Registration Number 2005/015160/08, a non-profit organisation.

- h. **Sectional Title Unit Owner:** The Owner or owners of a single registered Sectional title unit as part of the Ingilozi Sectional Title scheme and the exclusive use area registered with it.
- i. **Trustees:** The Trustees of the Body Corporate as appointed at the Annual General Meeting of the Body Corporate.
- j. **Managing Agent:** The managing agent acting on behalf of the Body Corporate and/or the MCPA.
- k. **The Act:** Sectional Titles Schemes Management Act No.8 of 2011.

3. Disclaimer

- a. The MCPA, Body Corporate and Trustees do not accept any responsibility whatsoever for any injury or loss of life of any person entering the Body Corporate, howsoever caused, including any act or omission by the MCPA, the managing agent or any members, Owners, guests, servants or agents or Trustees.
- b. The MCPA, Body Corporate and Trustees do not accept any responsibility whatsoever for any damage to common property or privately owned property occasioned by any act or omission of any person entering the Body Corporate, nor for any damage whatsoever caused by any act or omission by the MCPA, the managing agent or any members, Owners, guests, servants or agents or Trustees.
- c. The MCPA, Body Corporate and Trustees do not accept any responsibility for theft of any kind, damage, or loss of any vehicle on the Body Corporate.
- d. The MCPA, Body Corporate and Trustees do not accept any responsibility whatsoever for the safekeeping of any property or goods brought onto the Body Corporate by any Owner, guests, including paying guests, servants, workers, domestic workers, building contractors, agents, representatives, tenants or any other person.
- e. All persons enter the Body Corporate at their own risk, and the owners will be responsible for bringing this information to the attention of their representatives, friends, and guests, including paying guests, tenants, visitors, family, domestic workers, employees, workers, building contractors and all persons entering the Body Corporate with the permission or on the authority of an owner.

4. Access control

All persons entering or exiting any of the gates on Mabalingwe are required to comply with the Access control policy and procedures of the MCPA (**Annexure B**) that will be updated from time to time.

5. Environmental protection and Fauna and Flora.

- a. The intent and management of the Body Corporate are aimed to cause minimal disruption to the natural bushveld environment. All flora and fauna are protected and may not be tampered with or harmed in any way. Protection of this natural environment includes all plant life, wild animals, birds, fish, water and air.
- b. No one is allowed to introduce or cultivate any Flora on the Reserve that is not indigenous to Mabalingwe.
- c. No Flora or Fauna may be removed from the Reserve.
- d. No dead wood may be collected or removed from the Reserve.
- e. No stones may be removed from the Reserve.
- f. No animals, birds, reptiles, insects or fish may be brought onto the Body Corporate or removed from the Reserve.
- g. No game (including fish or any form of wildlife) may be sold, hunted, culled, captured or shot in the Reserve except under the control and management of LUDUM Game Consortium or its nominated hunting authority/outfitter.
- h. Owners are obliged to control and, where possible eliminate, alien Flora existing or established due to disturbance from the development, within or emanating from their exclusive use areas.

6. Littering and refuse.

- a. All members, guests, visitors, contractors, and employees must refrain from littering anywhere on the Reserve.
- b. All home sites (Sectional title units and surrounding common property) must be maintained free from any form of litter whether before, during or after construction of the home.
- c. As soon as possible after the completion of construction, Owners are required to remove any building rubble or other related materials from their home site and restore the area outside their Section back to a natural state.
- d. Any person found guilty of littering or failing to maintain their property in a tidy state will be penalised.
- e. No rubble or refuse should be dumped or discarded in any place upon the common property, including the veld.

- f. Ash from fires is to be disposed of in a safe and aesthetically pleasing manner. Disposal into the veld is not permitted.
- g. Refuse temporarily stored outside of buildings must be kept in baboon proof waste cages. Refuse cubicles at the respective gates are for the exclusive use of Owners of the Body Corporate. These cubicles are for regular household waste only. Household waste must be placed in suitable bin bags, securely tied to avoid spillage. No form of building material or material of any other nature should be disposed of in these bins. Latches should be kept closed to prevent baboons from accessing the cubicles.
- h. Owners are encouraged to participate in any recommended recycling programs.
- i. No potentially harmful substances or plastic bags may be kept where any animals could come into contact with, or be harmed, by such.

7. Pesticides, Insecticides and Chemicals

- a. Members are required to minimise the use of pesticides and insecticides as these are potentially harmful to birds and other wildlife.
- b. Dangerous/pool chemicals may not be stored outdoors or where animals can easily obtain access.

8. Feeding of animals.

- a. Feeding of animals is not allowed at any home site.

9. Firearms, Laser pointers and Drones

- a. The use of any firearm, air rifle, pistol, gas-propelled or powered arms, bow and arrow, slingshot, fireworks or any other potentially hazardous or dangerous weapon is strictly prohibited, unless permission is given by LUDUM Game Consortium.
- b. The use of laser pointers is prohibited, except for the Planetarium in Ingilozi.
- c. No drones or unmanned aerial devices will be allowed to operate anywhere in the Body Corporate except for the use of security, fire control and game management by the MCPA.

10. Camping

- a. Camping of any kind is not allowed anywhere on the Reserve at any time, with the exception of the designated Mabalingwe Caravan Park and camping area and Kalahari Bush Camp.
- b. Caravans, tents or shacks as accommodation are not permitted in the Body Corporate at any time.

11. Fires

- a. No open, unprotected or gas fires may be lit anywhere on Mabalingwe other than in a braai area, built specifically for that purpose, and must be adequately supervised.
- b. Areas surrounding braais must be kept clear of grass or other combustible material.
- c. Fires must be properly extinguished after use.
- d. The use of metal braai covers is advisable and recommended as an open fire may never be left unattended.
- e. Care should be taken at all times to avoid veld fires, and in particular, burning cigarettes should never be thrown from cars or dropped anywhere in Mabalingwe.
- f. Any Owner found to be responsible for causing a fire, allowing a fire to burn out of control, or failing to make the necessary fire breaks on request of the Managing Agent, will personally be responsible for any damages caused by the fire to any building, Section, exclusive use area or common property on the reserve or any neighbouring farms or properties.
- g. The Owner (if not personally responsible for causing the fire) is to be directly and personally responsible and liable for damages caused by a fire that ignites as a result of an act or omission (negligence) by his representatives, friends, family, guests, employees, appointed building contractors or any other person entering the Body Corporate with the permission or on the authority of the said Owner.
- h. Each Owner is responsible to comply with the terms of the Body Corporate Insurance Policy relating to fire prevention and fire control. These requirements include, but are not limited to:
 - The installation of and annual servicing of fire extinguishing appliances.
 - Erection of SABS approved lightning conductors and the testing thereof. (If applicable)
 - Bush clearing of 20m around all buildings within a Section.
 - Construction, yearly maintenance and positioning of chimneys, and the like.

12. Fishing, Boating and swimming

- a. Fishing or angling is not permitted anywhere in the Mabalingwe.
- b. The use of boats of any description on dams or rivers in the Mabalingwe is strictly prohibited.
- c. Swimming in any dam or river in Mabalingwe, is prohibited.
- d. Walking, hiking or cycling is not recommended due to dangerous animals on the Reserve. Walking, hiking or cycling will be at own risk.

13. Vehicles, roads and game viewing

- a. All persons driving any vehicle anywhere on the Reserve must be in possession of a valid driver's licence.
- b. Vehicles may only be driven on designated roads and must adhere to the speed limit. No off-road driving is permitted.
- c. Game-viewing areas in the common property belonging to other entities within the Reserve (i.e., Witland, Olievenfontein and Rietspruit) closes at 18:00. However, night drives will be allowed upon prior arrangement with the MCPA Control Room.
- d. Spotlights must be used responsibly and with respect toward Owners, fellow road users and animals.
- e. Private quad bikes, motor bikes, dune buggies, golf carts and similar recreational vehicles are not permitted, unless approved by trustees in exceptional circumstances.
- f. Mabalingwe is stocked with a wide range of wild animals and reptiles, some of which could be dangerous. Care should therefore be always taken. The Managing Agent, Game owners, Body Corporate and/or Trustees cannot be held responsible for any injuries, loss of life or property caused to Owners and their representatives, friends, guests, including paying guest, tenants, visitors, family, domestic workers, employees, workers, building contractors by the wildlife occurring within the Body Corporate and Mabalingwe as a whole.
- g. Restricted areas: All "no entry" signs and other restricted areas of the Body Corporate as well as the Reserve should be adhered to. Certain areas are restricted to green game viewing vehicles only, other areas to Owners only and in particular, privately owned areas e.g., Serapa, where no traversing is allowed at all.
- h. All Owners are limited to the use of not more than 1 (one) game-drive vehicle per Section owned. The use and control of that vehicle shall conform to the following:
 - All vehicles shall be green, open game viewing type vehicles: registered at the MCPA Control Room and fitted with a number plate which will be provided by the MCPA at a prescribed fee after inspection of the vehicle.
 - All vehicles shall seat a maximum of 12 people, except for commercial operated Game Drive Vehicles.
 - No weapons are to be carried on game drives, except by game rangers for operational purposes.

14. Speed limits

- a. The maximum speed limits permitted must be obeyed at all times. The cooperation of all people driving motor vehicles is required for the benefit and enjoyment of everybody. All roads on the Body Corporate, as well as the Greater Mabalingwe Reserve, are subject to the normal road traffic ordinances and bylaws. Any person found guilty of speeding, or dangerous driving will be penalised.
- b. Drivers are reminded that animals have the right of way.
- c. Speed limits are as follows:
 - Main Road (Tar) 40km p/h
 - Camps and game viewing roads 20km p/h.

15. General behaviour

- a. Any conduct that disturbs the peace and tranquillity is not permitted. Please respect the fact that the Body Corporate is situated in a Nature Reserve, and all persons are requested to act accordingly.
- b. Noise:
 - Excessive and unnecessary noise of any kind and raucous behaviour by individuals constitutes a disturbance of peace under these rules.
 - All noise is to be kept to a minimum at all times and across the entire Body Corporate, with no noise from 22h00.
 - No loud music allowed outside buildings or in vehicles at any time.
- c. Aggressive conduct towards staff, other Owners or any other person on the Reserve will not be tolerated.
- d. Action against anyone transgressing the rules will be based on the transgression procedure as set out in clause 16 of the Conduct Rules.
- e. Complaints regarding noise or undesirable conduct may be reported to the MCPA Control Room. Such reports should be made at the time of the infringement.
- f. Owners are referred to the Body Corporate Building Rules (**Annexure C**) and the MCPA Contractors Policy (**Annexure D**). These rules are also applicable if any alterations or maintenance work is done at their Units. Take note in particular of the days and hours as mentioned in the Building Rules and MCPA Contractors Policy.

16. Transgression Procedure

The principle for the procedure on handling a transgression will be to remedy the transgression, rather than to penalise the action. With specific reference to the management of short-term visitors. (With reference to clause 24 of the Conduct Rules).

16.1. The following transgression procedure will apply:

- a. Transgression to be reported to the MCPA Control Room.
- b. MCPA Control Room will send out the MCPA Security patrol vehicle.
- c. Security officer will verify the complaint.
- d. If the complaint is valid:
 - Security will warn the transgressor(s) and provide feedback to the MCPA Control Room.
 - The MCPA Control Room will inform the Owner or his appointed representative of the transgression.
 - A Service Fee will be charged as set out in 16.2.
- e. If the complaint is invalid:
 - Security will provide feedback to the MCPA Control Room.
 - No further action will be taken.

16.2. The following Service Fee Structure will be implemented:

Time of transgression	Working Hours	After-hours
First transgression *	1 x Base Fee	1.5 x Base Fee
Second transgression	1.5 x Base Fee	2 x Base Fee
Third transgression	2 x Base Fee	2 x Base Fee
Any transgression thereafter	2 x Base Fee	2 x Base Fee

- a. Working hours being Mondays to Fridays between 06:00 and 18:00.
- b. After-hours hours being Mondays to Fridays between 18:00 and 06:00, Saturdays and Sundays.
- c. Base Fee being the fee determined by the MCPA and reviewed from time to time.

* First transgression will only be charged if the transgressor did not adhere to the first warning.

- 16.3. The following Service Fee Invoice Procedure will be followed:
- a. All fees will be charged by the MCPA to the Body Corporate.
 - b. The Body Corporate will charge the member on the same basis as set out in 16.2.
 - c. Invoices will be sent on the first working day after the transgression.
 - d. The applicant will have the opportunity to dispute the charge(s) within 36 hours after the invoice was received, which should include the necessary proof of invalidity of the transgression charge(s).

17. Irrigation/Landscaping

- a. Water is a scarce commodity and must be conserved at all times.
- b. Watering of grass, plants or trees is discouraged but, if necessary, this can be done by hand.
- c. The use of automatic or manual irrigation systems is not permitted.
- d. Members are required to maintain the area surrounding their Section in a natural bushveld condition.

18. Pets

No pets or other domesticated animals are allowed on the Body Corporate or the greater Mabalalingwe Reserve at any time or under any circumstances.

19. Picnics

- a. Picnicking is not permitted on the Reserve other than those areas specifically demarcated for that purpose.
- b. Leaving the relative safety of vehicles, other than in an emergency, is strongly discouraged.

20. Advertising and reselling

- a. When an Owner sells his property in the Body Corporate, he must ensure that the buyer is informed of, and receives a copy of, the rules and regulations. These rules and regulations must be an annexure to any deed of sale or lease agreement.
- b. A levy (clearance) certificate must be obtained from the Managing Agent, at a cost, prior to any transfer of the property to a buyer, which certificate must state that sufficient provision has been made by the Owner for the payment of all outstanding levies and service fees up to date of registration of transfer of the property into the name of the prospective buyer.

- c. No advertising boards will be permitted anywhere on the property. Advertisements or publicity material may not be exhibited or distributed at private residence unless the consent of the Trustees has been obtained.

21. Signage

- a. Please read and comply with all official signage posted anywhere on the Body Corporate and the Reserve.
- b. No private signage will be permitted without the express approval of the Trustees.

22. Staff

- a. Owners may employ domestic workers but may not house them on his Section, subject to Clause 22.e .
- b. All employees, staff, contractors and any other workers must adhere to the security control measures of the MCPA, which may vary from time to time.
- c. An Owner shall be responsible for the activities and conduct of his private employees, specifically and especially house keepers and domestic workers and shall ensure that such employees understand and do not breach the Employment Act and Body Corporate Conduct Rules.
- d. Owners must arrange access to the Reserve in accordance with the MCPA Access Control Policy.
- e. Owners may request permission from the Trustees to allow domestic workers to stay on their premises.
- f. While on the Reserve, all staff are required to carry their identification cards.
- g. Domestic workers are not permitted to use any Body Corporate facilities unless accompanied by the Owner.
- h. Transport of staff, employees, domestic workers or contractors between the gate and the Owner's Section (house) must be provided by the Owner of the Section (Lodge) or his nominee.
- i. Walking is not permitted due to dangerous animals on the Reserve.

23. Visitors and guests

- a. Where Owners allow other parties to utilise their homes, the Owners remain fully responsible for their visitors conduct.

- b. All guests of Owners are the responsibility of the Owner while on the property and it is expected that the Owner will ensure their compliance with all rules and regulations.
- c. Owners undertake to adhere to the MCPA Access Control Policy and Procedure.
(**Annexure B**).

24. Conducting of Business

No business of any description that causes a disturbance or nuisance to neighbours may be conducted on common property or a sectional title unit.

25. Mabalingwe Common Property Association.

As the Body Corporate is a member of the Mabalingwe Common Property Association, all the Owners of Sections in the Body Corporate will also be bound by the rules of the said Mabalingwe Common Property Association (**Annexure A**).

26. Maintenance of exterior

- a. The Body Corporate or its Trustees may compel the Owner to improve the aesthetic appearance of his Section (house) and outbuildings when deemed necessary, at the cost of the Owner. The maintenance of the Owner's property stays the Owner's responsibility.
- b. The Body Corporate and its Trustees have the right to effect repairs, at the Owner's cost, should it be considered necessary, which costs will be added to the monthly levy.
- c. Painting of an Owner's Section (house) will be the Owner's responsibility, and the Owner must see to it that the outside appearance of his Section (house) is aesthetically pleasing at all times and in accordance with **Annexure C** .

27. Common Property

- a. This is all the land within the Body Corporate, apart from the sections registered to the individual Owners, situated on the sectional title scheme of Ingilozi SS913/2007, Portion 45 of the farm Rietspruit 527 KQ, Limpopo Province, Bela-Bela Local Municipality.
- b. Although the common property is for the use of all Owners of the Body Corporate, Owners and visitors are expected to respect the privacy of other owners in the immediate vicinity of their Lodges.
- c. Under no circumstances may residents tamper with or have work done on the electrical or water infrastructure that serves the common property.

- d. No action, alteration or addition by or on behalf of an Owner may negatively impact the supply of the services to and for the common property areas.
- e. All faults detected on the common property must be reported to the MCPA.
- f. Any person damaging the common property is compelled to repair or clean the damage at their own expense within 7 (seven) days after the event occurred. If said work is not to the satisfaction of the Trustees, they will appoint a contractor to do the reparation and debit the person responsible by way of the levy account. Where such damage poses danger to person or property or involves continued water loss, such damage shall be repaired immediately.

28. Alternative Energy Sources

28.1. General

- a. Your alternative energy source may only be installed with the approval of the Trustees (in accordance with the guidelines set out by the MCPA) and this approval will be dealt with on an individual application basis.
- b. The following is to be taken into consideration before applying for alternative energy source installation:
 - An alternative energy source will be the sole power supply to any Lodge within the Ingilozi Sectional Title Scheme and the owner will be responsible for the installation, all costs and maintenance.
 - No electrical service will be supplied to any Lodge within the Ingilozi Sectional Title Scheme by the Body Corporate.
- c. The Owner is responsible for ensuring that all SANS requirements are met and that the Managing Agent receives a copy of the SANS Certificate issued by the installer. Pictures of the installation to be provided to the Managing Agent.
- d. The Owner is responsible for informing the insurer of any value-added during installation and provide the insurer with pictures of the completed installation as well as the SANS Certificate of Installation and Electrical Engineers' report.
- e. The Trustees and the Managing Agent must be informed of any electrical installation and be provided with the necessary documentation as stipulated in this document.

28.2. Solar and Inverter guidelines and conditions:

- Only MCPA approved service providers may be used.
- No solar panels may be installed on a thatch roof as per SANS Building and Thatch regulations.

28.2. Solar and Inverter guidelines and conditions:

- Only MCPA approved service providers may be used.
- No solar panels may be installed on a thatch roof as per SANS Building and Thatch regulations.
- Solar and wind installations must be installed by a suitably qualified technician, a CoC must be issued, and the installation signed off by a professional Electrical Engineer.
- The installation of an inverter and battery system, integrated into the house DB board, must be done by a suitably competent person and a CoC must be issued after completion.
- Must hold no fire risk for neither the dwelling nor the veld.
- The structure must be aesthetically acceptable. Please refer to the General Building and Aesthetic Rules (**Annexure C**).
- Must have no reflective influence on other dwellings.

28.3. Generators

Generators may only be used, subject to the following specifications and conditions:

- Only "silent type" generators may be used (sound output in dB(A) at 1m may not exceed 85dB(A)).
- The permanent installation of generators must be certified (Certificate of Compliance) by a competent person. The Managing Agent and the insurance brokers must be provided with a copy of the CoC. The Owner will accept full responsibility for the use of the generator.
- If, in the opinion of the Trustees, any generator creates a disturbance for neighbouring home sites, the Owner will be required to remedy this or re-locate it.

29. Indemnity Forms

It is the Owner's responsibility to ensure that all visitors, guests or any other persons making use of their property, the Body Corporate and the Reserve, sign the Reserve Indemnity form as required by the MCPA.

30. Housekeeping and Laundry

- The following Use Services are compulsory to all Owners:
 - a. Housekeeping
 - b. Laundry

- Owners are strictly not permitted to provide any of these services themselves or to interfere in the process or the provision of these services.
- The costs, rates and conditions of the Housekeeping and Laundry services will be determined yearly at the Annual General Meeting of the Body Corporate of Ingilzoi
- There is to be a single pool of linen for all the Units. Owners may not provide their own linen and will need to purchase two pairs of linen from the Management Company, when occupation takes place. After purchasing the initial set of linen Owners will be charged annually on a pro rata basis, based on the size of their unit for the replacement linen required.

31. Building Rules

The Building Rules, annexed to these Conduct Rules as **Annexure C**, form an integral part of the Conduct Rules of the Ingilzoi Sectional Title Scheme.