

PALM LAKES RETIREMENT VILLAGE

CONDUCT RULES – VERSION 1 AFTER IGM 2015

CONDUCT RULES

Members are advised that where these rules are silent on any matter the conduct rules for the Palm Lakes Home Association will refer and should be read in conjunction with these rules

8.1 RULES THAT APPLY TO RETIREMENT VILLAGE HOME OWNERS REGARDING AGE

8.1.1 Members wishing to let residential homes on their erven will be required to obtain the prior written consent of the trustees which consent shall not be unreasonably withheld. Prior to any proposed occupier taking occupation of a residential erf or sectional title unit, the board of trustees shall be advised or such proposed lease and the proposed occupier shall sign a copy of the rules as provided for in this constitution. Such occupiers granted rights of occupation of a residential erf or sectional title unit are obliged to comply with the constitution and with the rules of both the PLRVHOA and the PLHOA notwithstanding any provision to the contrary contained in any lease or any grant of rights of occupancy. The trustee shall be advised of any proposed lease prior to any proposed occupier taking occupation of a residential home on a residential erf or sectional title unit. No leases will be permitted to any person or persons who are less than 48 years of age without the prior consent of the Palm Lakes Retirement Village Home Owners Association's prior written consent which consent shall not be unreasonably withheld;

8.1.2 No letting for shorter than a 6 (six) month period shall be allowed whatsoever without the prior written consent of the board of trustees. The member shall be obliged to notify the board of trustees of any short-term occupancy for security purposes prior to occupation.

8.2 General

8.2.1 The board of trustees or its agents shall not be liable for any injury or loss or damage of any description which any member or occupier of property or any member of his family, his employee or servant or his relative, friend, acquaintance, visitor, invitee or guest may sustain, physically or to his or their property, directly or indirectly, in or about the common property or in the individual property by reason of any defect in the communal area, its amenities or for any act done or for any neglect on the part of the trustees or any of the Association's employees, servants, agents or contractors.

8.2.2 The board of trustees or its representatives and servants shall not be liable or responsible in any manner whatsoever for the receipt or the non-receipt and delivery or non-delivery of goods, postal matter or any other property.

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- 8.2.3 The board of trustees or its representatives or servants or agents shall be entitled to have access to any erven on the estate for the sake of maintenance of services and gardens or painting the exterior of buildings.
- 8.2.4 No fireworks, firearms or pellet guns may be discharged in the estate whatsoever.
- 8.2.5 A member shall not use or permit his home to be used for any purpose which is injurious to the reputation of the estate.
- 8.2.6 A member shall not use or permit his home to be used for any purpose which Will cause a nuisance or disturbance to any other occupant in the estate.
- 8.2.7 All complaints, violation of the conduct ruleS, or any other cause of concern must be in written form, addressed to the chairman of the Association.through the Managing Agent
- 8.2.8 All members and occupiers shall comply with all rules that may be imposed by the board of trustees for the benefit of the members in the estate, more particularly, in relation to those that exist for entry and exit to the estate which shall include taking responsibility for the guests and employees.
- 8.2.9 All members and occupiers shall meet all security measures that may be imposed by the trustees from time to time for the benefit of the members in the estate and members and occupiers shall similarly ensure that their guest meet such security measures as may be imposed by the board of trustees from time to time.
- 8.2.10 These rules must, at all times, be read in conjunction with the Palm Lakes Home Owners association rules. Any rule of the PLRVHOA may not be in conflict with the PLHOA rules and if they are, the PLHOA rules will take precedent.
- 8.3 **AMENDMENT TO THESE RULES**
The Trustees are authorised to amend these rules and advise all owners of the amendment which must be complied with from date of notification to all owners.