



LUXURY APARTMENT LIVING IN THE HEART OF SEAPOINT

SUMMARY OF THE MARLO CONDUCT RULES

1. Applicability:
 - 1.1. Binding Rules: These Conduct Rules and the Sectional Titles Schemes Management Act (the Act) apply to all owners, lessees, occupants, and trustees.
 - 1.2. Owner Responsibility: Owners are responsible for ensuring compliance by their lessees, occupants, guests, and employees. Owners are liable for damages, fines, or legal costs arising from non-compliance, including issues related to guests and short-term rentals.
 - 1.3. Enforcement Costs: Costs incurred by the body corporate for enforcing the rules are considered levies and may be added to the owner's levy statement.
 - 1.4. Short-Term Rentals: **All short-term rentals are required to pay a R200 levy to The Marlo upon occupation for security and administration costs.** This levy is in addition to any rental charges set by the owner. Short-term tenants must sign an occupation form and acknowledge receipt of a copy of the Conduct Rules and regulations applicable to all residents.
 - 1.5. Armed Response Fees: Owners are liable for the call-out fee if the armed response is summoned for noise or behaviour complaints.
2. Conduct Rules:
 - 2.1. Animals: Owners may keep a dog and/or cat without trustee approval. Pets must not be a nuisance, and their mess must be cleaned up. Pets within common property to always be on a leash. Failure to comply will result in a R1000 fine to the home owner. Evidence from cameras or staff observations will be considered sufficient.
 - 2.2. Refuse Disposal: Owners must maintain clean refuse receptacles, securely wrap refuse and place receptacles as directed by trustees. Bins are provided on each level.
 - 2.3. Vehicles: Vehicles must be driven slowly and parked in designated areas only. No parking or repairs on common property without consent. Large vehicles like caravans, boats, and trailers require prior board approval. Roller door is for vehicles, not pedestrians
 - 2.4. Appearance: Owners must maintain a pleasing external appearance, avoiding items that are aesthetically displeasing.
 - 2.5. Littering: No littering or depositing of rubbish on common property is allowed.
 - 2.6. Laundry: No additional washing lines or visible laundry hanging outside is permitted.
 - 2.7. Dangerous Materials: Storage of inflammable or dangerous materials is prohibited.
 - 2.8. Braaiing: Only smokeless or gas braai devices are allowed, with a limit of one 9 kg gas cylinder per unit.
 - 2.9. Letting and Occupancy: Written lease agreements are required. Tenants must complete a Marlo registration form and sign a copy of these rules. Owners are responsible for ensuring compliance.
 - 2.10. Pest Control: Owners must keep their sections free of pests and allow inspections and treatment.
 - 2.11. **Noise and Nuisance:** Excessive noise is prohibited. **Quiet hours are from 22:00 to 08:00 from Sundays to Thursdays and from 23:00 to 08:00 on Fridays and Saturdays.** Disturbances must be avoided. A penalty of one thousand rand (R1000) will be levied for any noise complaints reported or recorded one hour after quiet hours have commenced.
 - 2.12. Safety and Security: Security measures must be followed. The body corporate is not liable for injuries or losses on common property. Please adhere to visible signs when exiting and entering the premises and other relevant areas.
 - 2.13. Complaints: Complaints can be submitted in writing to the managing agent or the chairman of the body corporate. Unresolved disputes may be referred to the Community Schemes Ombud Service.
 - 2.14. Compensation: Owners are liable for damages to common property and repair costs.
 - 2.15. Notices: Notices must be in the prescribed format and are considered delivered based on the method of delivery.
 - 2.16. Contraventions: Trustees can take legal action for rule breaches, including compensation claims and enforcement measures.
 - 2.17. Penalties: Penalties may be imposed for breaches. Owners can object to penalties, which can be reviewed by the trustees.
 - 2.18. Legal Costs: Owners are responsible for legal and other costs related to rule enforcement and recovery of arrears.
 - 2.19. Parking Bays: Parking bays are allocated as per the Act for the exclusive use by the designated owner, lessee, or occupant and may be reallocated or exchanged with trustee approval. **Any vehicle parked in a parking bay other than the designated one without permission will be clamped, with a R1000 release fee payable to retrieve the illegally parked vehicle.**
 - 2.20. Residents and agents are reminded that the roller shutter door is strictly for vehicular use only and not pedestrian access. Please use the voyer when not driving or when receiving deliveries. The roller shutter doors must also be closed after use. **Inappropriate use can result in a R1000 fine**
 - 2.21. Tenants, owners, and occupants must comply with all signage displayed on The Marlo premises

For a copy of the complete Rules of Conduct, please visit our website at <https://themarlo.co.za>.

I hereby agree to the terms and conditions of the Conduct Rules for The Marlo and understand that any breach can result in a fine or my eviction from the property. I understand that The Marlo employs a security company to enforce these Conduct Rules, which are for the safety and wellbeing of all homeowners and tenants of The Marlo.

Signed at: _____

Date: _____

Name: _____

Signature: _____

Contact Number: _____

Email: _____