

PARK LANE CONDUCT RULES

These Conduct Rules form part of the Agreement of Lease and are binding on the Tenant and all persons occupying, visiting or entering Park Lane through or under the Tenant.

Ignorance of these Rules is not a defence to any breach.

In the event of any conflict with the SCEMHOA Conduct Rules, the SCEMHOA Conduct Rules shall prevail.

These Rules may be amended from time to time by PLM (Park Lane Management). Reasonable notice will be given of material amendments.

1. DEFINITIONS

In these Conduct Rules:

- 1.1 "Common Property" means all roads, open spaces, walkways, staircases, gardens, refuse areas and facilities within Park Lane that fall outside any individual Unit.
- 1.2 "Garden EUA" means the exclusive use garden area allocated to a ground-floor Unit (Annexure D in the Lease Agreement).
- 1.3 "Occupant" means the Tenant, any person residing in a Unit under or through the Tenant, and any visitor or guest at Park Lane.
- 1.4 "PEC" means PEC Utility Management (Pty) Ltd, the utility services provider appointed to manage and recover electricity and water/sanitation charges for Park Lane via a smart prepaid (e-wallet) billing system.
- 1.5 "PLM" means Trifecta Trading 61 (Pty) Ltd (the Landlord) and/or Sitari Property Sales (Pty) Ltd (the Managing Agent) acting on its behalf.
- 1.6 "PMLS" means the Property Maintenance & Landscaping Services provider appointed by the Landlord from time to time.
- 1.7 "SCEMHOA" means the Sitari Country Estate Master Home Owners Association.
- 1.8 "Unit" means a residential unit within Park Lane.

2. PURPOSE AND AUTHORITY

2.1 These Rules promote the interests of all Occupants, maintain harmonious community living, and regulate the management of Park Lane.

2.2 Each Tenant is responsible for ensuring that all persons using Park Lane through or under the Tenant comply with these Rules.

2.3 In any conflict between these Rules and the SCEMHOA Constitution and Governing Rules, the SCEMHOA rules prevail.

3. PARKING

3.1 Allocation

Vehicles may only be parked in bays allocated to the Tenant's Unit (Annexure A, included to this Conduct Rules and Annexure D in the Lease Agreement) or in designated visitor bays. No vehicle may be parked in any undesignated area without PLM's prior written consent.

3.2 Visitor Parking

Visitor parking bays are reserved exclusively for bona fide visitors. Occupants may not use visitor parking bays as their designated parking, and no vehicle may occupy a visitor parking bay for more than 48 consecutive hours without the prior written consent of PLM or its appointed managing agent.

Any vehicle parked in contravention of this rule may be required to be removed by its owner or driver. Where the owner or driver fails to comply after being notified, PLM reserves the right to take such lawful steps as may be necessary to enforce compliance and recover any reasonable costs incurred from the defaulting Occupant in terms of the applicable lease or occupancy agreement.

3.3 Obstruction

Parking that obstructs entrances, exits, driveways, roadways or pedestrian paths is strictly prohibited. All entrances and roads must be kept clear at all times.

3.4 Vehicle Repairs

No vehicle repairs, servicing or reconditioning may be carried out within Park Lane, except minor emergency repairs (tyre changes, battery replacement).

3.5 Speed, Heavy Vehicles and Prohibited Equipment

Speed limit: 30 km/h. No vehicle exceeding 5,000 kg GVM may park overnight. Caravans, boats, trailers and similar equipment require PLM's prior written consent. No Person shall park or store any trailer, caravan or boat within the estate for a period longer than 24 (twenty-four) hours.

3.6 Oil Spills

Occupants are responsible for ensuring their vehicles and those of visitors do not leak oil or other fluids. Any spillage must be remedied within 14 (fourteen) days of written notice, failing which PLM will remedy and recover all costs plus a 20% surcharge.

3.7 Car Washing

No car washing is permitted within Park Lane. Car washing must be carried out off-site.

4. GARDENS AND LANDSCAPING

4.1 Common Property Gardens

All Common Property gardens are maintained by the PMLS. No Occupant may remove, transplant or damage any plant, shrub or tree on the Common Property without PLM's prior written approval. No rubble, sand, bricks or debris may be deposited on the Common Property.

4.2 Ground Floor Garden EUAs

Each ground-floor Unit has an allocated Garden EUA (Annexure D in the Lease Agreement). The PMLS maintains all Garden EUAs. Water used for hand-watering the Garden EUA is metered to the Tenant's Unit and forms part of the Tenant's municipal account. The PMLS is bound to minimise water usage within reasonable means and as stipulated by the landscaper. The Tenant must keep all garden gates and tap points accessible to the PMLS during working hours.

The Tenant acknowledges that the Garden EUA constitutes an Exclusive Use Area and forms part of the common property of the Scheme.

The Body Corporate, Managing Agent, and any contractor, service provider, gardener, landscaper, maintenance personnel, or other person authorised by PLM or the Managing Agent ("Authorised Persons") shall have the right to access the Garden EUA through the designated garden gate for the purposes of:

- watering and maintaining gardens, lawns, flower beds, trees, and landscaping;
- operating, inspecting, repairing, replacing, or maintaining irrigation systems and related infrastructure;
- carrying out maintenance, repairs, inspections, or improvements to common property and services;
- complying with legal, safety, or operational requirements; and
- responding to emergencies.

The Tenant shall not alter, remove, replace, or install any lock, latch, or security device on the garden gate in a manner that prevents such access and shall ensure that the Managing Agent is provided with and retains a working key or access device for the garden gate at all times.

Except in the case of an emergency, Authorised Persons shall endeavour to provide reasonable notice before accessing the Garden EUA. Access shall be limited to the Garden EUA and shall not entitle Authorised Persons to enter the dwelling unit unless separately authorised or otherwise permitted by law.

The Tenant shall keep the garden gate reasonably accessible and free from obstruction to enable the performance of the above functions.

No modifications to the Garden EUA may be made without PLM's written consent.

4.3 General

Every Occupant must ensure their family, guests and others do not damage gardens, lawns, trees or lights. Any person damaging Common Property is liable for repair costs. Garden tools must not be stored visibly on the Common Property.

5. MANAGEMENT AND MAINTENANCE

5.1 PLM Responsibilities

PLM manages and maintains the Common Property and shared facilities. Occupants must notify the Managing Agent of any required maintenance or defects within the Common Property or shared areas.

5.2 Occupant Responsibilities

Each Occupant shall: (i) maintain the Unit interior in good order; (ii) promptly report defects, damage or maintenance issues to the Managing Agent (rentaladmin@sitari.co.za); and (iii) not interfere with building services, electrical installations or shared infrastructure. Defects not reported within 30 days of becoming known may result in the Occupant being held liable for escalating damage, on a case-by-case basis.

6. VISUAL UNIFORMITY AND APPEARANCE

6.1 No exterior surface of the Unit (including patios, balconies, braai areas, doors or boundary walls) may be repainted, altered or coated without PLM's prior written consent. No external colour scheme may be changed without PLM's written approval.

6.2 No signboard, notice, advertising or nameplate may be exhibited on the interior or exterior of any building or on the Common Property without PLM's prior written approval.

6.3 Balconies, patios and stoeps must be kept clean and tidy. No mops, boxes, clotheshorses, clothes lines or dead plants may be left in these areas.

6.4 No Occupant may damage surfaces, including chipping, scratching or marking. PLM may require repairs to ensure consistency, at the Occupant's cost.

7. COSMETIC ALTERATIONS AND RESTORATION

7.1 Non-structural cosmetic interior alterations (painting, wallpaper, hanging décor) are permitted, provided all work is neat and professional and as approved by PLM.

7.2 On termination, the Tenant must restore the Unit to its original condition: removal of all wallpaper, professional patching of all holes, and repainting all surfaces to original colour and finish. All costs are the Tenant's responsibility. Failure to restore entitles PLM to effect the restoration and deduct costs from the Deposit and as fully described in the Lease Agreement.

8. STRUCTURAL ALTERATIONS

8.1 No structural extension, alteration or addition (including awnings, security gates, satellite dishes and air-conditioning units visible from outside) may be made without the prior written consent of PLM and SCEMHOA, and where required, the local authority.

8.2 Any approved locking devices, safety gates or burglar bars must be approved in writing as to design, colour and manner of installation.

8.3 All building debris must be removed within 5 (five) days of completion; failure to do so entitles PLM to remove at the Occupant's cost plus 20%. Also refer to the Sitari Construction and Operations Manual clauses, 4.16, 4.17 and 4.18.

9. NOISE CONTROL

9.1 Quiet Hours

Loud noise and music must cease by 22:00 Sunday to Thursday and by 00:00 (midnight) on Friday and Saturday.

9.2 Construction and Maintenance

All noisy work (power tools, construction, mechanical maintenance) is restricted to weekdays 07:30–17:00. No construction work permitted on Saturdays, Sundays or public holidays.

9.3 Vehicle Noise

Car horns and alarms may not be sounded within Park Lane or at its entrances or exits. Motor vehicles must be maintained so as not to exceed permissible noise levels.

9.4 Conflict Resolution

Noise disputes should first be addressed amicably between the parties. Unresolved disputes must be escalated to PLM in writing.

10. BRAAIS AND BARBEQUES

All braaiing/barbequing must be conducted in a manner that limits smoke and disturbance to other Occupants. PLM has sole discretion to assess any disturbance and require control measures.

11. SANITARY SERVICE AND WASTE DISPOSAL

11.1 All refuse must be placed in the designated wheelie bins at areas marked "REFUSE". Bins must be kept out of sight from other Units and communal areas. Waste must be securely bagged; cans and containers must be fully emptied. Household refuse must be placed in the designated refuse area or bins provided by the Body Corporate.

11.2 No rubbish or litter may be deposited on the Common Property.

11.3 These requirements apply equally to recycling.

12. PETS AND ANIMALS

12.1 Permission

Prior written consent from PLM is required before any pet is introduced. Permission is not transferable. Any change or replacement of pets requires a new application. All consents are subject to SCEMHOA's pet registration requirements.

12.2 Conditions

PLM may withdraw permission if a pet becomes a nuisance, with a 14 (fourteen) calendar day grace period for re-homing. Pets must be: (i) kept on a leash or held at all times on Common Property; (ii) vaccinated annually; (iii) wearing a collar and identity tag (Unit number and contact number) and/or microchipped; and (iv) registered on the SCEMHOA pet register. Pets must not foul the Common Property; any waste must be removed immediately.

13. ELECTRICITY

13.1 Electricity and water/sanitation consumption are individually metered per Unit and billed via the smart prepaid (e-wallet) system operated by PEC Utility Management (Pty) Ltd ("PEC"), the utility services provider appointed for Park Lane. Each Occupant is liable for their own consumption and must register and maintain a sufficiently funded PEC wallet.

13.2 The building is fitted with solar panels connected to the geyser of each Unit. During periods of insufficient solar generation, the geyser reverts to the Eskom supply metered to the Unit.

13.3 The Occupant shall not tamper with, damage or falsify the electricity meter, solar installation, geyser connections or any related electrical infrastructure. Any such conduct is a material breach of the lease.

13.4 PLM is not responsible for service interruptions, billing queries or wallet administration relating to the PEC system; such matters must be directed to PEC directly. Disconnection of the electricity supply due to a depleted PEC wallet does not constitute a breach by, or give rise to any claim against, the Landlord or the Managing Agent.

14. LAUNDRY AND DRYING

14.1 All laundry must be dried within the Unit or in designated drying yards only.

14.2 No laundry, clothing, bedding, towels, or similar items shall be hung, displayed, or dried in any common property area, balcony, patio, passage, stairwell, railing, window, or other visible area, except within the designated communal drying yard provided for that purpose.

Items placed within the communal drying yard shall be removed promptly upon drying and shall not remain in the drying yard for longer than eight (8) consecutive hours without the prior consent of PLM. The Tenant shall ensure that the drying yard is used reasonably and courteously so as not to unreasonably restrict its use by other residents.

14.3 No permanent, semi-permanent, retractable, fold-away, wall-mounted, ceiling-mounted, or free-standing washing line, drying rack, or similar apparatus shall be installed on or attached to any balcony, patio, terrace, external wall, balustrade, or façade of the Unit without the prior written approval of PLM.

15. PEST MANAGEMENT

15.1 Occupants must keep their Units free of infestations (termites, cockroaches, borers, pigeons, bats and other pests). Building-wide infestations must be reported to the Managing Agent immediately.

15.2 PLM, the PMLS or their authorised contractors may periodically inspect Units and take remedial action. Replacement of woodwork or structural materials due to pest damage is the Landlord's cost unless caused by the Occupant's negligence.

16. BICYCLES AND PERSONAL TRANSPORT EQUIPMENT

Bicycles, tricycles, skateboards, roller skates and similar items may not be stored or left on the Common Property or the balcony. They must be stored within the Unit.

17. SECURITY

17.1 Security personnel must not be interfered with and must be treated courteously. All Estate security protocols must be observed at all times.

17.2 Any criminal activity or suspected criminal activity must be reported to security personnel and to PLM immediately.

18. EMPLOYEES AND SERVICE PROVIDERS

18.1 All domestic employees must be registered with the Managing Agent and SCEMHOA. Only registered employees will be granted Estate access. The Occupant must ensure their employees and service providers comply with all applicable rules.

19. SUPERVISION OF CHILDREN

Occupants must properly supervise their children (under 18 years), children's friends and visitors' children to ensure no breach of these Rules and no damage to any Occupant or the Common Property.

20. BUSINESS ACTIVITIES AND SIGNAGE

20.1 No business, profession or trade may be conducted from any Unit or Common Property (save for remote work as permitted under clause 11.1.4 of the Lease). No auction or jumble sale may be held without PLM's written consent.

20.2 No signage, advertisement or publicity material may be displayed on any Unit, building or Common Property without PLM's written approval.

21. HAZARDOUS MATERIALS AND PROHIBITED ACTIVITIES

21.1 No materials that would increase any insurance risk may be stored in any Unit or Common Property. No firearms, catapults or similar items may be discharged within Park Lane. No dangerous inflammables may be kept except in quantities permitted by insurance policy. No fireworks may be kept or discharged within Park Lane.

21.2 Electrical points and appliances on the Common Property may not be tampered with; all such work must be done by a PLM-authorised qualified electrician.

21.3 Fire hydrants and extinguishers are exclusively for firefighting.

21.4 The Tenant shall not pour, discharge, or permit any oil, grease, fat, food waste, or similar substance to enter any sink, drain, sewer connection, or plumbing system serving the Unit. Should any blockage, damage, repair, cleaning, or remedial work be required as a result of oil, grease, fat, or similar substances originating from the Unit, the Tenant shall be liable for all associated costs incurred by PLM.

22. MAXIMUM OCCUPANCY

The maximum number of occupants per Two Bedroom Unit is 4 (four) persons and per Three Bedroom Unit is 6 (six) persons. No more occupants than specified in the Lease Agreement may reside in any Unit.

23. AIR CONDITIONER

Air Conditioner Installation

The Unit has been designed and constructed as "air-conditioning ready", with approved reticulation routes and provision made for the future installation of air-conditioning equipment. The supply, installation, operation, maintenance, repair, and replacement of any air-conditioning equipment shall be for the Tenant's account unless otherwise agreed in writing by the Landlord.

No air-conditioning equipment, including indoor units, outdoor condenser units, pipework, trunking, ducting, brackets, grilles, electrical connections, condensate drains, or any associated equipment, may be installed without the prior written approval of PLM.

All installations shall strictly comply with the approved air-conditioning reticulation design, routes, locations, and concealment provisions incorporated into the Unit and approved by PLM. Outdoor condenser units shall be installed only within the designated concealed service areas specifically provided for this purpose and shall not be visible from any road, common property, neighbouring property, or external elevation of the building.

No alternative routing, penetrations, mounting locations, external trunking, exposed pipework, exposed cabling, visible condensate drains, or other deviations from the approved reticulation design shall be permitted without the prior written approval of PLM.

The Tenant shall be responsible for ensuring that all installations are carried out by suitably qualified and licensed contractors and that all approvals required by PLM are obtained prior to commencement of the works.

Upon termination of the Lease, the Tenant shall not remove any approved reticulation infrastructure forming part of the Unit and shall make good any damage arising from the installation, maintenance, or removal of air-conditioning equipment.

24. GENERAL PROVISIONS

24.1 PLM may take any action necessary to prevent or remedy any breach of these Rules.

24.2 PLM reserves the right to impose fines on Occupants who fail to remedy breaches after written notice.

24.3 Occupants are at all times responsible for the conduct of their guests, visitors, invitees and employees.

24.4 All complaints must be submitted in writing to PLM (rentaladmin@sitari.co.za) promptly after the relevant incident.

24.5 Any Occupant using a Unit for any purpose injurious to the reputation of Park Lane or the Estate shall be in breach of the Lease Agreement.

ANNEXURE A

UNIT, PARKING AND GARDEN EUA ALLOCATION

This schedule sets out the parking bay(s) and, for ground-floor Units, the exclusive use garden area (Garden EUA) allocated to each Unit.

"Tandem" bays are arranged in series. The outer bay must be moved to access the inner bay.

"—" denotes no second bay or no Garden EUA for that Unit.

"V" bays visible on the parking plan are visitor bays and may not be used by Occupants as additional parking.

Ground Floor Units (Units 101 – 117) – with allocated Garden EUA

Unit	Block	Floor	Parking Bay 1	Parking Bay 2	Garden EUA	Notes
101	A	Ground	2 (Uncovered)	3 (Covered)	32 m ²	
102	A	Ground	1 (Uncovered)	4 (Covered)	32 m ²	
103	A	Ground	6 (Covered)	7 (Uncovered)	32 m ²	
104	A	Ground	91 (Uncovered)	92 Tandem (Covered)	96 m ²	
105	A	Ground	89 (Uncovered)	90 Tandem (Covered)	32 m ²	
106	A	Ground	87 (Uncovered)	88 Tandem (Covered)	32 m ²	
107	A	Ground	85 (Uncovered)	86 Tandem (Covered)	32 m ²	
108	A	Ground	83 (Uncovered)	84 Tandem (Covered)	32 m ²	
109	A	Ground	81 (Uncovered)	82 Tandem (Covered)	30 m ²	
110	B	Ground	61 (Covered)	62 Tandem (Uncovered)	48 m ²	
111	B	Ground	59 (Covered)	60 Tandem (Uncovered)	32 m ²	
112	B	Ground	41 (Uncovered)	42 Tandem (Covered)	32 m ²	
113	B	Ground	37 (Uncovered)	38 Tandem (Covered)	32 m ²	
114	B	Ground	35 (Uncovered)	36 Tandem (Covered)	68 m ²	
115	B	Ground	32 (Covered)	33 (Uncovered)	72 m ²	
116	B	Ground	31 (Covered)	34 (Uncovered)	32 m ²	
117	B	Ground	28 (Uncovered)	29 (Covered)	59 m ²	

First Floor Units (Units 201 – 217)

Unit	Block	Floor	Parking Bay 1	Parking Bay 2	Garden EUA	Notes
201	A	First	5 (Covered)	93 (Uncovered)	N/A	
202	A	First	72 (Covered)	—	N/A	

Unit	Block	Floor	Parking Bay 1	Parking Bay 2	Garden EUA	Notes
203	A	First	10 (Covered)	11 (Uncovered)	N/A	
204	A	First	94 (Uncovered)	80 (Covered)	N/A	
205	A	First	95 (Uncovered)	79 (Covered)	N/A	
206	A	First	77 (Covered)	78 Tandem (Uncovered)	N/A	
207	A	First	74 (Covered)	—	N/A	
208	A	First	13 (Covered)	—	N/A	
209	A	First	12 (Uncovered)	71 (Covered)	N/A	
210	B	First	54 (Uncovered)	55 (Covered)	N/A	
211	B	First	53 (Uncovered)	56 (Covered)	N/A	
212	B	First	51 (Uncovered)	52 Tandem (Covered)	N/A	
213	B	First	49 (Uncovered)	50 Tandem (Covered)	N/A	
214	B	First	47 (Uncovered)	48 Tandem (Covered)	N/A	
215	B	First	45 (Uncovered)	46 Tandem (Covered)	N/A	
216	B	First	43 (Uncovered)	44 Tandem (Covered)	N/A	
217	B	First	26 (Covered)	27 (Uncovered)	N/A	

Second Floor Units (Units 301 – 316)

Unit	Block	Floor	Parking Bay 1	Parking Bay 2	Garden EUA	Notes
301	A	Second	8 (Uncovered)	9 (Covered)	N/A	
302	A	Second	73 (Covered)	—	N/A	
303	A	Second	75 (Covered)	76 Tandem (Uncovered)	N/A	
304	A	Second	14 (Covered)	—	N/A	
305	A	Second	15 (Covered)	—	N/A	
306	A	Second	16 (Covered)	—	N/A	
307	A	Second	58 (Covered)	—	N/A	
308	A	Second	57 (Covered)	—	N/A	
309	B	Second	24 (Uncovered)	25 (Covered)	N/A	
310	B	Second	22 (Covered)	—	N/A	
311	B	Second	21 (Covered)	47 (Uncovered)	N/A	
312	B	Second	20 (Covered)	—	N/A	
313	B	Second	23 (Uncovered)	40 (Covered)	N/A	
314	B	Second	17 (Uncovered)	19 (Covered)	N/A	
315	B	Second	30 (Covered)	—	N/A	
316	B	Second	39 (Covered)	18 (Uncovered)	N/A	

Parking Plan Diagram

The parking plan diagram showing the physical layout of all parking bays is to be inserted below. In the event of any inconsistency between the diagram and the allocation table above, the table shall prevail.

