

# **BELINDAS COMMUNITY**

Each Community has a responsibility to the local Council for carrying out certain duties and each of these communities has its own President and committee who oversee these duties. To further the aims of the Community in keeping Belindas 1 in first class condition, the following, are some of the rules that must be adhered to by owners and their guests.

## ***RENTING OF PROPERTIES:***

- All property owners, whether renting or otherwise must ensure that their tenants, guests, family or friends, comply with the rules.
- Ensure that these Rules are displayed in a visible way such that guests are made aware of them.
- Owners and Guests will be held responsible for any damage produced by their negligence to communal property.
- Where any occupier feels that the Community Rules have been infringed or broken, advice as to recourse may be obtained from any Management Board member and appropriate action will be taken which could involve eviction. Alternatively, the Office of the Administrator is available to give advice, during normal office hours, on matters relating to the rules and the Horizontal Property Act Tel. 952 587 529

## ***COMMUNITY GARDEN & SWIMMING POOL:***

- The pool is not to be used during the hours of darkness or when being cleaned.
- Shower off suntan oil before using the pool.
- Inflatables are not to be left unattended in the pool.
- Babies must wear nappies in the pool area. Young children must be accompanied by an adult and wear buoyancy aids unless they are competent swimmers.
- Glass or crockery must not be taken to the poolside or left on communal garden areas.
- Radios of CD/cassette players are not allowed (except with headphones).
- Violent games are not permitted,
- All litter must be removed. Do not leave any kind of food where vermin, ants, rats or mice can be attracted.

## ***SECURITY:***

- It is important that the garden gates are always closed and locked to maintain Community security.

## ***TOILETS & WATER:***

- Water is metered, expensive and precious, please be economical.
- Nappies, plastics or sanitary products must not be disposed of down the toilets; the sewage system cannot cope with such objects.

## ***HANGING OUT OF CLOTHES***

- The hanging out of clothes, in a way that they can be seen from outside is not allowed, (This includes putting towels over balconies or outside windows). Drying frames can be used but must be out of sight of other people.

### ***RUBBISH:***

- Place all rubbish in plastic bags and tie securely before placing in the community wheelie bin.

### ***NOISE:***

- Any noise that disturbs the neighbours or the tranquility of the area is against the rules.
- Parties on communal property are not allowed without the previous agreement of the other residents.
- Playing on private or communal property is not allowed if doing so causes disturbance or undue noise to other residents.
- Excessive noise, whatever its origin, including radios, TV, Hi-Fi etc. is not allowed when it extends beyond private property and especially between 10pm and 9am.
- If you come in late, please be as quiet as possible, remember noise travels, This particularly refers to loud talking/shouting, scraping of chairs and banging of doors.

### ***VEHICLES AND PARKING:***

- The municipal rules prohibit the washing of cars on the roads.
- Owners and guests must ensure that their vehicles are parked correctly. Offending vehicles can be removed,

### ***FINALLY:***

- These rules have been created for the benefit of all to maintain the tranquility and high standard of Belindas 1. Please cooperate as it is in everyone's interest to do so and please respect all areas.
- On receipt of a complaint, those responsible for the infringement will be given a warning that a continued infringement will result in the Community taking legal action.

The PRESIDENT Belindas 1 Community