

BELLE AIRE PLACE

PET RULES AND CONDITIONS

Note: See additional conditions on last page.

You are advised that Annexure 9 of the Conduct Rules of Section 35 (2) (b) of the Sectional Titles Act, 1986 states the following:

1. Pets
 - (i) An owner/occupier of a section may not keep any animal, fish, reptile or bird in a section or on the common property without the consent in writing of the trustees.
 - (ii) The trustees may prescribe any reasonable condition when granting such approval.
 - (iii) The trustees may withdraw such approval in the event of any breach of any condition prescribed in terms of sub-rule (2).

Section 21 of the registered Conduct Rules support the above rules, and complement them with a number of specific requirements.

Section 21 of Conduct Rules

PETS: ANIMALS, REPTILES AND BIRDS

1. No pets other than those correctly registered with the trustees are allowed within the confines of Belle Aire Place.
2. Permission to house a pet may only be given by the Trustees, and in so doing the Trustees can prescribe any reasonable conditions. Any permission given by the Trustees to house pets may be revoked at any stage by the Trustees at their discretion.
3. Cats and dogs must wear collars and tags at all times. These tags must provide the name of the owner, unit number and telephone number. Any pet found unaccompanied or unidentified in the complex will be removed. Cost incurred as result of such a removal, such as capture and kennel fees, shall be borne by the owner or occupier of the unit where the pet was accommodated.
4. The Body Corporate, Trustees, Managing Agents or its appointed employees shall not be liable for any injury to any pet thus removed or for any other loss so incurred by the owner or occupier of the unit, the owner of the pet or any other person. Animals that have had chips implanted are not exempt from this rule.
5. All garden gates are to be padlocked on units where dogs are kept.
6. Pets must not cause a disturbance at any time. Should an animal cause a disturbance and an owner be warned, in writing by the Body Corporate, Trustees or the managing agents, to stop the disturbance, and it continues, the permission to house the animal will be withdrawn by the Trustees and the pet is to be removed. Should the pet not be removed by the owner after written warning, arrangements will be made for the pet to be removed at the cost of the owner of the pet.
7. Owners of pets shall be responsible for the removal of their animal's excrement within their exclusive use areas as well as from the common property. Excrement is to be removed from the common property immediately so as not to be unsightly to fellow residents. Owners shall also ensure that excrement within their exclusive use areas shall not cause a nuisance or be unsightly. Gardens are to be cleaned daily of pet excrement. Failure to clean up may result in permission being removed. Dog's excrement not cleaned up will be removed at a charge to the owner of the pet.
8. Dogs must be leashed and properly controlled when on the common property.

9. Cats and dogs which have not been neutered or spayed may not be kept in the complex. Certificates guaranteeing spaying/neutering are to be submitted to the Trustees/managing agents when asking permission to keep the pet. Should the pet be too young to be spayed/neutered, a certificate proving the spaying/neutering should be handed to the Trustees/managing agents within a year of gaining permission to keep the pet. Should such a certificate not be provided, the permission to keep the pet will be withdrawn.
10. Vicious animals of any nature may not be kept in any unit or on the common property, whether caged or not.
11. Dogs of breeds that are behaviorally inappropriate or incompatible with the environment will not be allowed.
12. Aviaries are not permitted.
13. The Body Corporate, Trustees, managing agents or its appointed employees shall not be liable for any injury to any pet in the complex, including the common property and driveways.
14. With regard to the number of pets, the policy at Belle Aire Place for cats and dogs is one pet (not one of each). **(See Note 1 below)** In extenuating circumstances the trustees may approve two. In the case of birds and fish, e.g. animals that are caged this rule may be extended to include more than one at the discretion of the trustees.
15. No applications to keep vicious, exotic, dangerous or poisonous pets shall be entertained. Reptiles may not be kept on the premises and no snakes exceeding 1m when fully grown, or which are venomous.
16. Trustees reserve the right to request details of how the pets will be housed/caged as part of their decision making.

The trustees reserve the right to add to or amend these conditions from time to time in the interest of maintaining a peaceful co-existence for all residents.

To this end the Trustees prescribe the following conditions:

1. The number of pets per section (see Clause 14) is limited to **2 (two)** as of 24 March 2011.
2. Pets must be suited to a "complex" environment.
3. In the case of very small dogs, it is recommended that a suitable mesh be attached to all gates.
4. For Units 1 and 37 to 70 it is required that dog owners put an opaque dark brown covering over the full height of the garden gate. This is to prevent the dogs seeing out (causing barking) and children seeing in (risking putting hands through the gate to pet the dog, and/or exciting the dogs, also causing barking)
5. Municipal by-laws and regulations (and their amendments) relating to pets will be enforced.

16 July 2011