Dolphin Beach Body Corporate

Abridged Conduct Rules

May 2021

Security and Emergencies	021 557 4226	
Estate Manager	021 557 9253	manager@dolphinbeach.net
Managing Agent	021 555 3898	grant@marshproperty.co.za

- Owners should enjoy the wonderful position of Dolphin Beach between the Rietvlei nature reserve and the Atlantic Ocean.
- Apartments are to be used for residential purposes only. A maximum of two occupants per bedroom is allowed.
- Behaviour should always be considerate towards others. Anything that is aesthetically displeasing or affects the quiet well-being of others is not allowed. Special care should be taken to avoid a nuisance after 22h00.
- All alterations or renovations to units require prior written approval by the Estate Manager. Special rules apply to such activities. Maintaining the balcony waterproofing and expansion joints on the balcony is the owner's responsibility.
- Care should be taken with open fires, especially in windy conditions. Wood fires are prohibited.
- Municipal by-laws for recreational areas and parks apply to the lawn areas.
- The site is constantly being monitored by CCTV. Occupants are requested to be diligent and assist the security team in ensuring a safe environment.
- Vehicles parked illegally will be towed away at the vehicle owner's expense.
- Pets require prior written approval and special rules apply. Dogs only measuring less than 50 cm will be allowed. Dogs must be on a leash and all dog litter must be picked up.
- Washing should not be hung in sight of other residents.
- Transgression of rules is subject to a fine.

The conduct of owners and occupants is regulated by registered conduct and house rules available from the Managing Agent.

In the event of an Emergency

If a fire extinguisher is available in your unit, without endangering yourself, try to extinguish the fire. If you do not have success, proceed with the actions below:

1 In the event of **FIRE** or noticing a fire, immediately raise the alarm by calling **021 557 4226**.

2 Immediately switch off all electricity and close gas pipeline.

3 When you hear the **EVACUATION SIREN**, if possible, and without endangering yourself, close all doors and windows of your unit. Shut off the electrical mains at your Electrical Distribution Board (DB Board) and then proceed to the nearest Fire Escape.

4 In the event that any corridor or passage is filled with smoke, go as low to the ground as possible. If you can, wet a towel or cloth to cover your breathing passages (mouth or nose).



5 Follow the **Emergency Evacuation Route.**

6 **Do <u>not</u> use the lifts in the event of an Emergency.**

7 Proceed to the **EMERGENCY ASSEMBLY POINTS** in the garden (seaside) of the property, as indicated by the signage.



8 Wait until the **“ALL CLEAR”** signal is given by the Emergency Controller, before returning to your unit.