House Rule
Parking Areas

1. Introduction

1.1. Parking bays at Dolphin Beach are divided into, owners' own parking areas, and parking areas for visitors.
1.2. The owner's undercover parking area was intended for cars, but the use of the parking bays was extended for other purposes.
1.3. The visitor's parking was also used for more than cars.
1.4. This House Rule endeavours to regularise the use of all parking areas at Dolphin Beach.

2. Updated Dolphin Beach Body Corporate Conduct Rules

2.1. Vehicles

2.1.1. No owner or occupier shall park or stand any vehicle upon the common property or permit or allow any vehicle to be parked or stood upon the common property, without the consent of the Estate Manager in writing.

2.1.2. The trustees may cause to be removed or towed away, at the risk and expense of the owner of the vehicle, any vehicle parked, standing or abandoned on the common property without the trustees' consent.

2.1.3. Owners and occupiers of sections shall ensure that their vehicles, and the vehicles of their visitors and guests, do not drip oil or brake fluid onto their parking area, common property or in any way deface the common property.

2.1.4. No owner or occupier shall be permitted to dismantle or effect major repairs to any vehicle on any portion of the common property, an exclusive use area or in a section.

2.2. Under cover parking bays:

2.2.1. No apartment sectional unit to which an under-cover parking bay sectional unit, storeroom sectional unit may be sold or transferred unless such related under cover parking bay sectional unit, storeroom is simultaneously registered either in the name of the transferee of the related apartment sectional unit or in the name of the owner of any other apartment sectional unit in Dolphin Beach.

2.2.2. Under cover parking bay sectional units, storeroom sectional units, parking bays and other exclusive use areas (if any) may only be used or let to owners or lawful occupiers of apartment sectional units.

3. Owner's Parking Bays

3.1. Owner's park at their own risk.
3.2. Owners' parking bays are private and are designed for the parking of cars only.
3.3. Owners are not allowed to have any part of the car exceeding the allocated area. The allocated area is marked between the yellow bricks on the ground.
3.4. Good neighbourly parking habits should be exercised between owners.

3.5. If the vehicle is too big for the allocated parking area the owner must endeavour to negotiate with the neighbour for a special arrangement. If this cannot resolve the owner must find alternative parking for this bigger vehicle. Trustees may request the owner to park elsewhere with that specific vehicle.
3.6. A motorcycle may be parked in front/behind of the car if the allocated parking area is not transgressed.
3.7. Similarly, a cycle may be parked in front/behind of the car if the allocated parking area is not transgressed. A locking devise may be fixed to the wall to secure the cycle. Under no circumstances may a locking devise be secured to the ceiling/slab. All locking devises must be removed when the parking bay is sold.
3.8. A surfboard may also be stored next to the wall of the parking bay, if the parking area is not transgressed.
3.9. The parking area may not be used for the storage of building material, furniture, or other goods. The Estate Manager may relax this rule in special cases for a limited period.
3.10. Vehicles in a parking bay covered with a dust covers must be securely fitted in a manner that it cannot be blown off and cause damages to neighbouring vehicles.
3.11. The parking bays must always be kept clean.

4. Visitor's Parking Bays

4.1. The visitor's parking bays may not be used for long term storage.
4.2. Oversized vehicles such as busses and motorhomes may not be parked in the visitor's parking bays. Special arrangements may be negotiated with the Estate Manager if the parking bays are not fully used. (off season)
4.3. Small trailers are allowed in the parking area but need to be secured and stationery in a manner that it cannot roll back or cause damages.
4.4. The visitor's parking area may, on authorisation by the Estate Manager be used during renovations to keep rubble bins but for a limited time and only during the renovation schedule.

5. General Provisions

5.1. The Body Corporate is responsible for the maintenance of the driveways along the parking areas.
5.2. Maintenance of the owner's parking area is an owner's responsibility.
5.3. All road markings in the driveway and parking areas will be maintained by the Body Corporate.
5.4. Care should be taken not to exit the parking area without being cautious about traffic or parked cars in the visitors parking area. Mirrors are provided to assist motorists.
5.5. Owners, tenants, or visitors must not park on someone else's private parking areas.
5.6. A wheel lock system is in place at Dolphin Beach. Any vehicle parked illegally could be clamped. The Estate Manager will authorise wheel clamping. The cost to have the clamp removed is R 1 000.