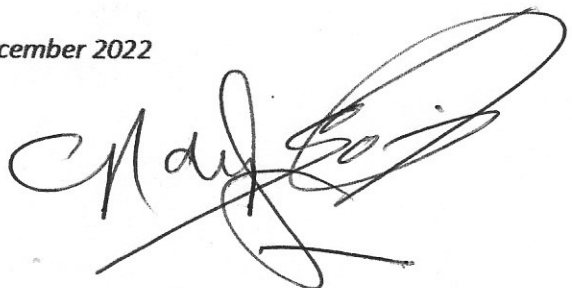


GUIDELINES FOR THE DEVELOPMENT OF SECTIONAL TITLE SCHEMES

1. Developer of proposed Sectional Title Scheme must be a Member of the SPHOA.
2. Developer must receive approval of building plans in accordance with the Building Design and Construction Rules and all related processes and procedures of the SPHOA, before submitting a Draft Sectional Plan to the relevant authority for approval.
3. Developer must impose the following registrable conditions in the relevant Schedule accompanying the Application to the relevant authority to open a Sectional Title Register:
 - 3.1 Body Corporate of the proposed Sectional Title Scheme shall have compulsory Membership of the SPHOA, with one vote at General Meetings of the SPHOA (Body Corporate to designate a representative as contemplated in SPHOA Constitution), and in this capacity, subject to the provisions of any applicable law or regulation, subscribe to the Constitution, and the General and Building Design and Construction Rules of the SPHOA.
 - 3.2 Developer or Body Corporate, as the case may be, will after the registration of the Sectional Title Scheme by the relevant Registrar of Deeds in the Registry be liable to pay a monthly levy to the SPHOA (differentiated as contemplated in paragraph 9.10 of the SPHOA Constitution) calculated in accordance with the following formula: N (Number of Sections in the Scheme) multiplied by 0,8 (80% of the SPHOA approved monthly levy imposed on its Members) plus any amount the SPHOA may be obliged to pay directly to CSOS with regard to the Sectional Title Scheme. The same calculating formula to be applied to any Special Levies approved in terms of the SPHOA constitution.
 - 3.3 Body Corporate accept accountability to the SPHOA for the breach by Owners of Sections, their Visitors, and Service Providers, of any of the General Rules and Building Design and Construction Rules of the SPHOA, applicable to Owners of Sections in the Sectional Title Scheme as contemplated hereinafter in paragraph 3.4.
 - 3.4 Transfer of ownership in a Section (from the Developer and thereafter) shall be subject to the new Owner of a Section subscribing in writing to the General Rules and the Building Design and Construction Rules of the SPHOA, with the changes required by the context, in so far as it is not applicable to the exclusive domain of the Body Corporate as contemplated in the Sectional Title Schemes Management Act, 2011, as amended, and not in conflict with the provisions of the Sectional Title Act, 1986, the Sectional Title Schemes Management Act, 2011, the Regulations promulgated in accordance with section 19 of the Sectional Title Schemes Management Act, 2011, the Community Schemes Ombud Services Act, 2011, and Community Schemes Ombud Service Practice Directives pertaining to Rules of Community Schemes, all as amended from time-to-time.
 - 3.5 Should any conflict arise between the SPHOA and the Body Corporate regarding the applicability of the Rules of the SPHOA and the amendable Rules of the Body Corporate with regard to matters impacting on the interests of both the Members of the SPHOA and the Owners of Sections, the Rules of the SPHOA will take preference.

Approved at the SPHOA AGM held on 23 December 2022

A handwritten signature in black ink, appearing to be 'M. du Toit', written over a horizontal line.