

Creswell Court Common Property and Passageway Guidelines

POLICY STATEMENT

The Body Corporate has a mandate to ensure that the common property of Creswell Court is managed and used in accordance with the Conduct Rules and the Sectional Titles Schemes Management Act.

The body corporate is committed to taking a proactive approach to the management of Creswell Court and its common property. We wish to maintain a clean, safe, and welcoming environment for everyone at Creswell Court.

Due to ongoing non-compliance with these rules by some residents in the past, the body corporate has no option but to enforce them uniformly for all residents.

These guidelines have been developed after many years of dealing with the same reoccurring issues.

APPLICABLE CONDUCT RULES

Please see the following Creswell Court Conduct Rules:

- 4. Littering and refuse or waste disposal
- 6. Damage, alterations or additions to the common property
- 7. Appearance of section and exclusive use area
- 8. Laundry
- 12. Signs and notices
- 15. Smoking and the use of illegal substances
- 24. Use of common property

Please ensure compliance to these guidelines to avoid any unnecessary penalties as described in the Conduct Rules “21. Imposition of penalties”

For any queries, clarifications, or suggestions please contact the Managing Agent (Stonewood) or the Body Corporate.

Find the latest version of this document at <https://creswell.co.za>
Or request it from the Managing Agent or Body Corporate.

COMMON ISSUES

- Storage of items in the passageway or any common property is prohibited.
- Passageways and common property are shared areas that must remain clear at all times.
- This ensures that these spaces are accessible for maintenance and free of any obstructions.
- The passageways are not intended to serve as gardens.
 - While plants may enhance the appearance of the property, they are often not adequately maintained, leading to unsightliness and issues such as messes, water stains, and drips on the walls and floors.
 - Unfortunately, these have been left for Creswell Court to clean up.
- Apartment gates installed blocking access to common property:
 - While we are not requesting the removal of these gates, the following conditions must be adhered to:
 - Gates must be well-maintained at all times.
 - The rules regarding storage and plants apply equally to the common property behind these gates.
 - A key to the gate must be provided to the body corporate to ensure that cleaning and maintenance can be carried out when necessary.
- Do not use common property for drying laundry or any item (use the designated laundry drying area)
- **Ensure your domestic worker, contractors and guests are aware of this**