



After the storms of life, **Stormhaven Park** offers a safe and contented sanctuary in which to meet the diverse challenges of your retirement.



The beautiful Hottentots Holland Mountains form a resplendent panorama and background to the complex.

Stormhaven Park is virtually in the centre of Somerset West and thus close to all essential facilities including the library, medical facilities and major retail stores. Stormhaven Park borders the Vergelegen Medi-Clinic and Busamed is within short driving distance.

Within the complex there are active gardening members, bridge players, artists, knitting groups and social club activities. A small library, fully functional kitchen, well-appointed swimming pool, hair salon, as well as laundromat facilities are available.

Stormhaven Park is a Sectional Title complex with annually elected Board of Trustees appointed to manage the financial obligations, social interests and the over-all-well-being of title-deed holders.

The 81 units vary in size and design, ranging from the larger three bedroom/two bath roomed (one-bathroom en-suite) to the smaller units suitable for single residents. The units are surrounded by beautiful gardens. Residents are welcome to maintain a small garden in front of their unit for their own enjoyment, but the larger lawns and garden areas are cared for by our full-time experienced gardening staff.

The units are sheltered by a perimeter fence, controlled entrance gates, CCTV cameras and a security guard that patrols the complex at night.

Stormhaven Park promotes independent living, with the assurance of medical assistance at the push of a button. A fully qualified medical sister is on duty during the normal working day, whilst her duties are taken over by trained medical staff during the course of the night.

BASIC INFORMATION

(Full set of Management and Conduct Rules available at office upon request)

Each owner shall, upon the re-sale of a unit by him or her or, if the unit is owned by a Company, Close Corporation, Trust or other Corporate Body, upon any change in shareholders, members or beneficiaries, pay an amount to the body corporate to be retained by it in a Levy Stabilization Fund, to be used for the purpose contemplated in Section 37 of the Act, as amended from time to time, and in particular as a provision for Contingencies and periodic expenses. A testamentary request by an owner shall not be regarded as a re-sale.

$$20 \quad \times \quad \frac{A - (B + C + D + E)}{100}$$

Where:

- A = Gross selling price of unit of gross amount payable by any person acquiring shares and member's interest, not only in respect of such shares and interest, but also any claims which the owner may dispose of pursuant thereto.
 - B = Agent's Commission, if applicable.
 - C = Price which Seller paid for Unit when he purchased it.
 - D = Transfer costs and transfer duty paid by Seller when he purchased the unit; And
 - E = All taxes or imposts payable by the Seller as a direct result of the Sale
- Provided:** That A is greater than the aggregate of B, C, D and E.

AGE RESTRICTIONS (Rule 32)

The Purchaser acknowledges and undertakes that except for the following persons, no person may occupy the unit who has not yet attained the age of 50 years: -

The spouse of the occupant.

A wholly dependent child of the occupant.

A bona-fide guest of the occupant provided that no guest may remain for longer than a total of 6 weeks per annum unless the written consent of the Trustees has first been obtained.

No person may occupy any unit at Stormhaven Park, whether as an owner or a tenant, if such person is over the age of 75 years at the date of taking up ownership or residence at Stormhaven Park, unless that person has previously been interviewed by the Trustees and has satisfied them regarding his/her state of health.

RULE OF OCCUPANCY (Conduct Rule 10)

No owner, lessee or occupier of a unit shall allow more than two (2) persons per bedroom for every bedroom contained in the section, to reside in the section at any one time. The prior permission of the Board of Trustees must be obtained before any person other than the owner or his/her spouse is permitted to reside permanently in a unit.

CATERING SHARED COST

Every permanent resident will be billed for a Catering Shared Cost each month, which forms part of Body Corporate Contribution, and reflected as a separate line item on the levy account. This Catering Shared Cost covers the overhead costs of running the kitchen.

MEDICAL SERVICE

A 24-hour medical emergency service is provided. A qualified Nursing Sister is on Duty during working hours and a nurse-aid at other times. Limited home nursing services are therefore available to residents. There are no frail-care facilities available at Stormhaven Park, but we do make use of

a home caregiving nursing system. More information on this available at the office. Prospective residents requiring full-time nursing are advised not to buy into Stormhaven Park.

RULES AND REGULATIONS

Purchasers must adhere to all the Rules and Regulations laid down from time to time by the Board of Trustees. A copy of Stormhaven Park's Policies (Household Rules) as well as a copy of the Management & Conduct Rules are available on our website, www.stormhavenpark.co.za.

SATELLITE DISH TV

Stormhaven Park offers a retirement village DSTV package consisting of a number of channels at a reduced rate. Alternatively, an owner can sign his/her own agreement with Multichoice for the package of his/her choice.

Any owner who wishes to install a satellite dish may do so at his/her own cost, subject to the following provisions:

Maximum 2 satellite dishes per block of units and two for the double storey block will be permitted and must be installed so to be unobtrusive.

In exceptional circumstances, Trustees may consider additional satellite dishes and these decisions will be made at the Trustee's discretion on a case-by-case basis.

The dish must be of a superior standard with regards to manufacture, paint coverage, rust resistance, quality, wind resistance and brackets.

The brackets, bolts and nuts must be rust resistant to prevent any rust stains on the walls. The cables will run through standard conduits painted the colour of the walls.

The colour of the dish must be white.

If more than one owner per block wishes to have a satellite dish installed, costs should be shared with the other owners of that section where the dish was installed.

More information can be found in our Policies (Household Rules)

INTERNET

An internet connection is available at an installation cost. The monthly charge will be R150 and it will be added to your levy account.

MAINTENANCE OF UNITS

The Sectional Titles Act provides for the maintenance of the exterior of units by the Body Corporate. This means that funds of the Body Corporate will be used for the painting and varnishing of the outside of units. It does not extend to the carrying out of repairs to units, which is the financial responsibility of owners. (For awnings over doors and windows, covers over patios, please request detailed rules from Manager) Interior maintenance of units is the responsibility of owners.

PETS

No owner tenant or occupier of a section shall be allowed to keep dogs or cats, or any visitor allowed to bring dogs and cats within the boundaries of Stormhaven Park. (Rule registered on 16 October 2003)

Please see below extracts from our Policies / House Rules

CATERING

Please note that due to COVID, catering arrangements might be slightly different.

Overview

SP contracts with a Caterer to provide lunches daily, except Saturday, and other ad hoc services

At present the Contractor is Feedem Pty Ltd. The contract is reviewed annually.

Costs of this service are recovered by:

A monthly "Catering Shared Cost" to cover overheads is calculated on a per resident basis with a minimum of 1 resident per unit whether occupied or not.

Meal Charges, which may differ according to the type and number of courses or may be for a multi-course meal (Sundays).

All catering cost recovery is done through the monthly Levy Accounts, no cash will be handled. The Catering Shared Cost charge is for the Calendar month in arrears. Meal Charges will be calculated from the 1st of a month to the last day of the month and added to the Levy account at the end of that month.

Should a unit normally occupied by 2 residents be unoccupied for longer than a single calendar month, the office should be advised in writing for the Catering Shared Cost to be reduced to the minimum.

Any queries on the Meal Charges should be raised directly with the Caterer's Manager (intercom 205) and not with the SP Office.

Additional services (an a la carte menu, special tea / function catering) are available on an ad hoc basis. Residents are welcome to make use of these for family and friends especially for birthdays etc.

The Dining Room is not open to the general public but only to Owners and Residents of SP and their accompanying guests

Specifications and Procedures

The type, quality of ingredients and meals and standards in their preparation is set out in the contract between SP and the Caterer.

The necessary standard of hygiene is monitored through regular inspections by the Sister and by Feedem's independent contractors.

Lunch comprises options of starters, main courses (2 proteins, 2 vegetables, 1 starch). Deserts are available on Fridays. For those enjoying a main course, tea and coffee are also available.

Only special dietary requirements of residents as advised by a doctor's note may be provided.

The Caterer will issue a menu on Wednesday or Thursday of each week to cover the following Monday to Sunday meals. Residents' orders on this form should be submitted to the office by 12:00 on Friday.

Cancellations and changes to the advised orders may be made before 9:00 a.m. on the day of the meal by phoning the caterer (intercom 205).

Dining Room Service

Lunch is served between 12:30 and 14:00

Tea and coffee are available at the table next to the bain-marie

Buffet service for some courses is provided from time to time

Under no circumstances may residents remove any cutlery, crockery or serviettes from the dining room.

Takeaway Service

To meet residents' needs or preferences, a takeaway service is available for the catered meals.

The meals will be delivered to residents between 11:00 and 12:00 each day.

The weekly menu includes an option for a Saturday takeaway meal. A last-minute change for a Saturday meal may be made up to 9:00 on Friday (i.e., the day before). Saturday meals will be delivered between 11:00 and 12:00 or can be collected between 12:00 and 14:00 on Fridays.

A la Carte Service

The a la carte service is available from Mondays to Fridays. The menu is issued to each unit, and copies may be obtained from the Caterers. Orders may be placed from 8:00 – 12:30 and then again from 14:00 – 15:00.

Takeaway A la Carte Meals will be delivered or collected as arranged with the Kitchen Manager.

Functions

The Functions service is available from Mondays to Fridays. The menu is issued to each unit, and copies may be obtained from the Caterers. Orders may be placed 7 days in advance and must be collected by residents.

HEALTHCARE SERVICES

A 24-hour medical emergency care service is available at SP.

A Professional Nursing Sister (Healthcare Supervisor) is in charge and her formal duty hours are:

Mondays to Fridays: 07h30 to 15h00

She is assisted by an Enrolled Nursing Assistant (ENA) during these hours.

The Healthcare Supervisor is on call by the Manager or ENA for emergencies outside the above hours.

The ENA's are on duty 24 hours, seven days a week. The shift patterns rotate at 07h00 and 19h00 and are shared on a Rota system between 4 ENA's.

Please note that the medical responsibility for the patient remains that of the person himself or herself and/or his/her family.

Residents are requested to supply the Healthcare Department with a set of their house keys to enable them to access your unit in case of emergency. The keys are kept in a locked cabinet at the Healthcare Department. The keys to the cabinet are kept on their person by the Healthcare Supervisor and the ENA on duty.

To contact the Healthcare Supervisor or ENA from your unit

Use the emergency button as demonstrated. It is important that all residents know how to use the system and if there is any doubt, this should be reported to the office immediately.

Either

Phone the Healthcare Office at Extension 204; or

Phone the Healthcare Cell Phone at Extension 2911; or

Phone the Healthcare Cell Phone at: 083-500-3639

After hours, the ENA is in contact with the security guard via a two-way radio and he will accompany her to a unit at night in the event of an emergency.

First aid supplies are held for use in emergencies only. Supplies for further care should be purchased by the Resident from their pharmacy at their own expense. Some consumables used will be charged to your levy account. A list of chargeable consumables is available at the Healthcare Department.

It is requested that residents inform the Healthcare Supervisor as soon as possible when they are ill, or if they have had an accident, e.g., a fall, to enable the medical staff to assess whether ongoing assistance is needed.

Healthcare Supervisor – Resident Services

NB: Certain of the services listed below may be delegated to the ENA on duty, at the Healthcare Supervisor's discretion.

Welcoming new Residents and recording their emergency and medical information

Carrying out occasional simple medical procedures, e.g., injections, dressings, etc. A complete list of service offerings and prices are available from the Healthcare Supervisor.

Doing observations, e.g., blood sugars, blood pressure, temperatures, etc.

Assisting Residents with baths / showers / bed making are additional services the ENA's provide free of charge after hospitalisation. In case of severe illness (list available at Healthcare Office) this service is available for a maximum period of 4 weeks. After hospitalisation this service is available for a maximum period of 6 weeks post-operatively. If care is required for a longer period, the resident should consider employing a temporary Caregiver.

Advising Residents on diet or medications, when required

Supervision of medication for forgetful Residents

Visiting/calling the sick and the lonely on a daily basis and attending to their medical needs

SP will endeavour to remind Residents of their annual medical check-ups where needed.

Emergency Button System: Regular checks to ensure that it is correctly programmed and that the batteries are charged.

Arranging Doctor's appointments if required to do so when resident is unable to make appointments themselves.

Carrying out Resident's Doctor's instructions.

Visiting Residents with no family close by in hospital and finding out from the Doctor and Sister-in-charge at the hospital about any aftercare that might be required.

Arranging the necessary aftercare after a medical incident, hospitalisation, operation, etc.

Being available after-hours for emergencies

Contacting the family in person when a Resident has passed away.

Contacting the next of kin on a regular basis and keeping them informed of Residents progress when ill or frail.

Responsible for ENAs in providing services for Residents

Home Based Care

Residents and their families have several options for additional care of which SP Home Based Care is but one. Alternatives are external Frail Care, Private Nursing Agencies or privately employed Caregivers. Should residents and their families choose an option other than SP's, a disclaimer absolving SP of such care would be required.

Home Based Care is:

Joint decision by Resident, Family and/or management when to start Home Based Care, which will be supervised by SP at an additional cost.

A Professional Service Level Agreement must be signed between the Resident and/or family and SP before any assistance will be provided.

The Healthcare Supervisor makes a recommendation regarding the working hours depending on the health position of the resident.

Depending on the hours and number of Caregivers needed, the Healthcare Supervisor will then negotiate with experienced Caregivers listed on the SP formal Caregiver list. If no Caregivers from SP is available, contact numbers of alternative options will be provided.

After negotiations, the Healthcare Supervisor will report back to the resident/s and family regarding a working schedule and wages.

After approval by the resident/s and family, the Healthcare Supervisor will assist the resident with drawing up a basic contract based on the Basic Conditions of the Employment Act on behalf of the resident and both parties (Employer – Resident) and (Employee – Caregiver) will then sign this contract.

The wage of the Caregiver is paid on a monthly basis directly from the resident/s account to the Caregivers account. This wage amount excludes any deductions for example the 1% UIF (Unemployment Insurance Fund).

The Healthcare Supervisor will register the resident and Caregiver for UIF on behalf of the resident and will assist the resident with the necessary payments and forms, except for when the resident's financial affairs are handled by a bank, trust etc.

The Healthcare Supervisor calculates the monthly working schedule for the Caregiver/s and visits the unit on a regular basis.

The Healthcare Supervisor will arrange for a relief Caregiver when the permanently employed Caregiver/s wants to take leave or is indisposed.

Caregivers will be under the Healthcare Supervisor's supervision with regard to their Caregiver/Domestic Duties. She also gives classes to the Caregivers on a monthly basis where possible, to keep the Caregivers up to date with medical care.

For the abovementioned assistance, the resident/s pay 8% of the total amount of the Caregiver/s gross remuneration to SP on a monthly basis whilst Caregivers are employed. A list of the Caregivers duties is available on request.

GARDENS

Any water restrictions imposed by the Municipality from time to time must be adhered to at all times and supersede any guidelines for watering and landscaping below.

Common Property

All the grounds are Common Property and as such are under the control of the Trustees. However, certain portions of the garden, upon request, may be allocated to residents for their enjoyment in cultivating and caring for them. These "resident garden" arrangements are described more fully below.

Garden Management

The management of the gardens is the responsibility of the Garden Committee. Residents may not give instructions to the gardeners diverting them from their duties during working hours. Residents may not take it upon themselves to prune or remove plants in any area of the gardens. Residents are requested to complete a job card at reception or via WCU to request garden maintenance on common property.

Undesirable Plants

Undesirable plants are banned exotic plants, or large trees or shrubs planted in positions that could negatively affect the buildings or the environment of a specific unit. Smaller shrubs must not be planted so close to walls that they impede access for maintenance. Banned plants may not be introduced into SP at any time. Large trees or shrubs may only be planted after Trustees have given written approval. This includes planting in resident gardens.

No creeper should be allowed to grow in such a manner as to cause or tend to cause any damage to the building or the external timberwork. In the event of creepers or other plants growing on the exterior of a section, the owner of that section shall be obliged to either control the creeper or put in a job card.

No resident may plant any tree or large shrub, unless the type thereof has been approved by the trustees beforehand, in writing.

No resident/owner shall do anything which may cause or allow any plants or other improvements in or about the building to become damaged, lopped, destroyed, or removed.

Resident Gardens

Residents may apply to management for a small area adjoining their home for their cultivation, etc.

These resident gardens are the responsibility of the resident. Costs for fertilizer, plants, etc. for the garden patch are for the Resident's own account.

The garden patches are to be kept neat and well-looked after, failing which they will revert to management.

Once a garden patch returns to the control of management, maintenance arrangements revert to those for all common property. Residents may not involve themselves in the gardening of that area.

Irrigation

As noted above, compliance with municipal water restrictions is an overriding condition of any watering of gardens. Being waterwise, SP discourages residents from watering 3 days either side of substantial rain.

Only marked taps (i.e., those supplying borehole water) may be used for outside irrigation.

A routine procedure for watering lawns has been devised and is followed by the gardeners.

Residents may use the common property hosepipes for watering their resident gardens or assist with watering sections of the common. Residents are asked to refrain from watering their gardens between 07h30 and after 16h30 Mondays to Fridays. This is to allow enough borehole water pressure for the SP Gardeners during working hours.

After use, the common property hosepipes must be neatly replaced in their original positions and care should be taken to ensure that the water is fully switched off so there is no dripping. Hoses or hose fittings must not be removed.

Residents wanting to use their own sprinkler systems or sprayers require written approval from management and are kindly requested to provide a manual or automatic timer and to ensure that the sprayers are directed away from the walls.

Outside Gardeners

Outside gardeners may be employed by residents during both normal working hours, and after-hours.

For security reasons, management must be advised of these arrangements beforehand.

The resident must supervise gardeners and is responsible for their conduct.

General

Pots, birdbaths, benches and other furniture or decorative items may only be permanently placed on common property with the approval of management.

Pots or boxes with plants visible on and around common property should be limited in number and complementary to the look and feel of the gardens.

They should not be placed on grass or in any position which would make mowing the lawn or maintaining the garden difficult.

Resident gardens, stoeps and patios should be kept neat and tidy.

MAINTENANCE, REPAIRS, REPLACEMENTS AND IMPROVEMENTS

The 50/50 Rule

Where authorised maintenance work crosses the boundary line, the cost of that work, including material and labour, is to be divided 50/50 between SP and the respective member.

SP is only responsible for common property with regards to the original building and what was attached to the original building when it was first handed over by the developer. Thus, SP will continue to maintain the original wooden post boxes.

However, security gates, burglar bars, doorbells and unit numbers are excluded as they are deemed to have been fixed to the original building by the member or past members over the years. The maintenance of these items is the responsibility of the member (including successors to the original member).

As these items are attached to common property, modification, replacement and new installations require prior authorisation by the Trustees to ensure they conform to the aesthetic standards of the complex.

Window Replacements

In terms of the Act, it is accepted that windows are in line with the boundary line. Therefore, their repair and maintenance are dealt with on a 50/50 basis.

This 50/50 rule applies to both inside and outside a unit. In the past SP and members have agreed the BC will attend to the regular outside maintenance and members to the inside maintenance.

When the original wooden window frames need replacement, or replacement is desired by the member, such replacement will be with bronze anodised aluminium window frames.

However, the Trustees must be furnished with full particulars of the proposed replacement to confirm it will blend in with SP's overall aesthetic standards. Trustee written consent should be given before any work is started.

The budget approved by members at the Annual General Meeting may include an amount to assist members in the replacement of wooden windows with aluminium windows.

Financial assistance from SP of up to 50% is limited to cases in which the wooden window frames, or a section of a window or frame, is considered by management to be rotten beyond repair.

Should a member wish to replace a wooden window where the wooden frame, or a section of a window or frame, is considered by management to be in a reasonable condition and/or not rotten beyond repair, SP has no financial obligation towards its replacement. The member can proceed in these cases, but the total cost of replacement would be for their own account.

Door Replacements

In terms of the Act, it is accepted that doors are in line with the boundary line. Therefore, their repair and maintenance are dealt with on a 50/50 basis.

This 50/50 rule applies to both inside and outside a unit. In the past SP and members have agreed the BC will attend to the regular outside maintenance and members to the inside maintenance.

When the original front or back door needs replacement or replacement is desired by the member, such replacement will be with an anodised aluminium door.

When the original garage door needs replacement or replacement is desired by the member, when necessary, will be with an Aluzinc door, in a design, colour and pattern matching that of existing Aluzinc doors.

Should a member wish to have an electrically powered garage door, SP would not be responsible for any part of the automation.

When the original wooden courtyard gate needs replacement, or replacement is desired by the member, such replacement will be with bronze anodised courtyard gate, in a design and pattern matching that of the bronze anodised gates already installed.

Trustees must be furnished with full particulars of the proposed replacement to confirm it will blend in with SP's overall aesthetic standards. Trustee written consent should be given before any work is started.

The budget approved by members at the Annual General Meeting may include an amount to assist members in the replacement of wooden doors with aluminium doors.

Financial assistance from SP of up to 50% is limited to cases in which the wooden door, or a section of it, is considered by management to be rotten beyond repair.

Should a member wish to replace a wooden door where the door, or a section of it, is considered by management to be in a reasonable condition and/or not rotten beyond repair, then SP has no financial obligation towards its replacement. The member can proceed in these cases, but the total cost of replacement would be for their own account.

Interior Alterations and Improvements (Inside Section)

Section 30 of the STSM Regulations refers to the duties of members and residents when making alterations to a section. This states, among other things, that no alterations may be made that are likely to impair the stability of the building or that have a material negative affect on the value or utility of a section.

Any proposals for changes to individual units should ensure the relevant building regulations are followed. SP has a wealth of knowledge and expertise built up over many years that members can benefit from at such times. Management will be happy to advise on the regulations that may apply on a case-by-case basis.

When formal drawings and proposals for alterations/improvements have been prepared, they should be submitted to management for consideration and approval by the Trustees where appropriate.

This needs to be done prior to submitting any necessary plans to the council so that together we can ensure safety considerations and any relevant building regulations have been observed.

In a worst-case scenario, if a member's alterations/ improvements threaten the stability of the building or prejudice the interests of SP, the BC is obliged to take steps to remedy this on behalf of all members. The costs involved will be recovered from the member. However, in an emergency, no demand or notice need be given to the member concerned.

Ceiling and floor - 50/50 rule and insurance implications

The centre of the ceiling and above is common property from the centre of the ceiling downwards is the member's responsibility.

The Act refers to exceptions for the maintenance of hot water cylinders, pipes, tubular sky lights, solar panels and other items located above the ceiling line. As these are for the benefit of the individual section member or residents, their regular maintenance is the responsibility of the member. However, the hot water cylinder is covered under the Body Corporate's insurance policy for a burst only.

The concrete slab of the floor is approximately 30 cm in depth. The top half of the floor slab, including the type of flooring, i.e., carpet, tiling etc., is the member's responsibility. The bottom half of the slab and beneath is common property. Fitted carpets may be covered by the BC's insurance policy for certain types of losses.

SP Insurance cover

SP's Insurance Policy covers the insurance of the structure of the building and all fixtures in terms of Management Rule 23.

For more information on the insurance cover, please refer to the insurance policy, a copy of which can be requested from the Office.

The insurance cover is limited to certain specified events and following standard industry practice it does not extend to normal "wear and tear" or other maintenance matters.

Courtyards, open patios and balconies

The courtyard, open patio and balcony form part of the member's section.

For courtyards, the boundary line is the courtyard wall and only the outside part of the wall is common property.

The inner wall, the courtyard itself, washing line and windows facing directly into the courtyard are not classified as common property. They are wholly the responsibility of the member.

The boundary line for open patios runs along the outside of the paved section of the open patio - for clarity where the paving ends and the garden begins.

This means any walls partly enclosing open patios, the open patio itself and any windows or doors facing directly into it are not classified as common property. They are wholly the responsibility of the member.

The flooring is deemed to be above the centre of the floor slab of the original building and is also wholly the responsibility of the member.

For balconies, the boundary line is deemed to run on the outside edge of the balcony and as railings are normally affixed a few centimetres from the edge they too are wholly the responsibility of the member.

Balcony railing replacements should be galvanised mild steel hollow tubing.

The same procedure for consent as for all replacements must be followed before work is commenced.

SP has no legal obligation towards repairs and maintenance of these sections, Trustees have and will until further notice continue to paint the inside walls of the courtyard, the balcony railings and varnish the outside of the windows and patio doors in order to preserve the complex's aesthetic appearance.

Any other changes and improvements in these areas do need to be discussed with management so relevant Trustee approval can be sought.

Paved sections on common property

When a member requests and is given permission from the Trustees for a paved section on common property, the cost and any future maintenance of this paved section becomes the responsibility of the member and all future members. It should be noted this area remains common property in perpetuity.

Balcony and open patio pergolas

Where there are still original wooden pergolas, these are deemed to be lower than the ceiling height of the original building and their maintenance is therefore wholly the responsibility of the member.

Even though SP have no responsibility to maintain or replace these wooden pergolas, the budget approved by members at the Annual General Meeting may include an amount to assist members in replacing them with similar sized bronze anodised aluminium beams fitted with cottage gable ends.

Financial assistance from SP of up to 25% (within budget) is limited to cases in which the wooden beams are considered by management to be rotten beyond repair.

Should a member wish to replace a wooden pergola where the wood, or a section of it is considered by management to be in a reasonable condition and not rotten beyond repair, SP still has no financial obligation towards its replacement the member can proceed in these cases, but the total cost of replacement would be for their own account.

Trustees should be furnished with full particulars of the proposed replacement to confirm it will blend in with SP's overall aesthetic standards. Trustee written consent should be given before any work is started.

Balcony and open patio awnings and covers

All plans for new or replacement awnings, pergola and patio covers must conform to the specifications listed below and have the written approval of Trustees before installation.

Fixed and retractable awnings over doors and windows - any awning framework to be anodised bronze aluminium.

Canvas or other fabric to be of a simple design with colours that complement SP's current overall aesthetic standards.

Building plans for any new or replacement fixed roof or cover should be discussed and submitted to management for consideration before seeking approval from Trustees for the work to commence.

Fixed Covers to be:

Corrugated aluminium sheets coloured off-white, OR

Corrugated Cromadek steel sheets coloured off-white; OR

Corrugated polycarbonate Opal 50 (50 shade) sheets (complimentary colour to be approved by Trustees)

Adjustable aluminium louvre roofs should be coloured off-white

Fascia boards, gutters and downpipes, in white, to be provided for the fixed or louvred cover installations

All water from gutters and downpipes is to be channelled well away from the immediate and neighbouring building foundations.

Enclosed patio or balcony

When plans are drawn up to enclose a patio or balcony, the enclosure should be built within the boundary line of the section, so it does not encroach onto common property.

Building plans for any new or replacement fixed roof or cover should be discussed and submitted to management for consideration before seeking approval from Trustees for the work to commence. Only then should any required municipal planning consent be sought.

As with other owner improvements, SP has no legal obligation or responsibility for ongoing repairs or maintenance to the new structure as it lies within the section itself.

Any future maintenance of the enclosed section, i.e., roof, walls, floors, windows, doors etc. becomes the responsibility of the member and all future members and this needs to be made clear by the seller to potential new owners when the section is being sold.

Trustees have and will until further notice, continue to paint the outside walls and varnish the outside of windows and doors to preserve the complex's aesthetic appearance.

MONTHLY FEES

(REVISED SEPTEMBER 2023)

MONTHLY BODY CORPORATE CONTRIBUTION

Levy includes:

- Primary Residence Contribution and Garage contribution:
Calculated according to the budgeted expenses required by the STSMA (Municipal expenses, Repairs & Maintenance, Security, Audit fees and Insurance). Charged to all members according to the PQ of the primary residence and garage.
- Administrative Shared Costs: The running costs of the village shared according to Participation Quota (the size of your unit).
- Resident Services: Healthcare costs and residents benefits
- CSOS Levies: Amount payable to the Community Schemes Ombud Service
- Water Recoveries: Water usage, sewerage and COCT Service Charge

Depends on the size
of the unit

CATERING SHARED COST:

R730.00
per person per month

Meal Prices:

Starter R10.00
Main Meal R45.00
Main Meal Large R55.00
Dessert R10.00
Sunday 3 course R78.00 and light meal R50.00
Prices valid for dining room only.
A la Carte Menu (individually priced)

DSTV:

DSTV Retirement Village Package (Optional – List of channels available from the Office)

Stay Basic: R295.00
Stay Essential: R395.00
Stay Essential + PVR: R510
Stay Ultra: R600.00
Stay Ultra + PVR: R715.00

Wi-Fi: Internet connection to your unit. (Optional) Modem Monthly Subscription	Price available at office R150.00
EXTRA SERVICES AVAILABLE Laundromat facility Copies Hair Salon Treat for Feet Pedicures	Prices available at office

Property Rates and Electricity payable directly to City of Cape Town.

LIST OF APPROXIMATE SIZES OF UNITS

Large 3-bedroom Unit (including garage)

145m² - 162m²

Small 3-bedroom Unit (including garage)

135m² - 140m²

Large 2-bedroom Unit (including garage)

135m² - 140m²

Small 2-bedroom Unit (including garage)

105m² - 120m²

1-bedroom Unit (including garage)

90m² - 110m²

REGULAR HAPPENINGS AT STORMHAVEN PARK

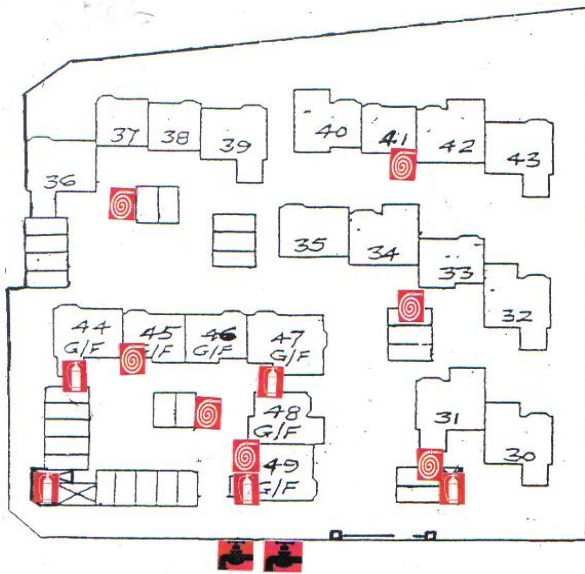
Mondays: Bingo / Scrabble in the Clubroom at 15h00.

Tuesdays: Canasta in the Clubroom at 15h00.

Wednesdays: Ladies Tea and Pilates at 10h00.

Fridays: “*Happy Hour*” in the Lounge and Bar from 18h00.

We also host church services in Afrikaans and English and Bible study get-togethers monthly.



STORMHAVEN PARK

-  Fire Extinguisher
-  Fire Hose Reel
-  Fire Hydrant
-  Fire Blanket
-  Water Valve
-  Electrical Sub Station
-  Medical Personnel

RD
MAIN

BIZWENI AVE

