



1. The 18th of August 2020, marks the start of alert level 2 in South Africa's national state of disaster. We bid farewell to pineapple beer and illicit cigarettes, and usher in family reunions, braais and beach days. It seems that South Africa has finally been let out of the proverbial "naughty corner" and we are one step closer to achieving normality as we know, or rather knew it.
2. This change in alert levels brings about certain consequences for community scheme living, a few of which are highlighted below.

VISITORS AND SOCIAL GATHERINGS

3. Social gatherings may at last take place during the duration of alert level 2. So, if you are inclined to do so, light the fire and get ready to reunite with your loved ones.
4. Keep in mind, however, that according to the alert level 2 regulations social gatherings at a place of residence are limited to a maximum of 10 visitors and are curtailed by a curfew between the hours of 22h00 and 04h00.

COMMON PROPERTY AMENITIES

5. Recreational common property amenities such as swimming pools, braai areas, gyms and other recreational facilities within the community scheme may now be used and enjoyed by all occupants thereof, subject to all persons wearing a face mask and strict adherence to all health protocols and social distancing measures.
6. One should, however, keep in mind that this does not mean that the proverbial recreational flood gates are now open, as certain restrictions on gatherings remain in place. One such restriction is that no more than 50 people may use certain amenities at a time, which will *inter alia* apply to on site gyms and communal swimming pools.
7. Although the regulations are silent on other communal amenities within community schemes such as communal braai areas and club houses, by implication, attendance thereto should also be limited to maximum of 50 people at any given time.

ACCOMMODATION WITHIN COMMUNITY SCHEMES

8. Alert level 2 introduced some much-needed relief for the hospitality sector. This includes that persons may once again lodge for leisure purposes. As such, any unit within a community scheme leased for such purposes may, subject to certain restrictions (such as capacity restrictions and adherence to all health protocols and social distancing measures), return to business as usual, if permitted by the community scheme.
9. Short-term leasing on AirBnB and similar platforms for both recreational and business purposes is permitted during the subsistence of alert level 2.

COMMUNITY SCHEME MEETINGS

10. In this regard, the regulations remain unchanged. We reiterate that community scheme meetings, which include trustees' / directors' and owners' meetings are permissible, subject to the following:
 - 10.1. a limitation of 50 persons, excluding those who participate through electronic platforms;
 - 10.2. restricted to business purposes; and
 - 10.3. all persons wearing face masks and adherence to all health protocols and social distancing measures.

CONCLUSION

11. So, as we move from a harsh Winter (in more ways than one) to the promise of a blossoming and blooming Spring, we also move away from having to sit down before getting into a taxi (*sic* Minister Mbalula) and sharing saliva when people "zol" (*sic* Minister Dlamini-Zuma).
12. With newfound enthusiasm, having weathered the apex of the COVID-19 curve, we welcome these new regulations as a step in the direction of returning to life and business as usual.

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