

HIGHLAND GATE HOME OWNERS ASSOCIATION NPC

Estate Rules

This document must be consulted prior to commencing with the design of any property improvements or building proposals.

HIGHLAND GATE HOMEOWNERS ASSOCIATION NPC
Registration Number : 2005/030810/08

ESTATE RULES

INDEX

- | | |
|---|---|
| 1. INTRODUCTION | 13. GENERAL RULES |
| 1.1 Legal status | |
| 1.2 Home Owners Association | 14. FAILURE TO COMPLY WITH THE RULES |
| 1.3 Use of Rules | |
| 2 BUILDING ACTIVITIES CODE OF CONDUCT | 15. FEES |
| 2.1 General | |
| 2.2 Obligations of Members | |
| 2.3 Building Operations | |
| 2.4 Site Access and Egress | |
| 2.5 Labourers | |
| 2.6 Discipline | |
| 2.7 Housekeeping | |
| 2.8 Statutory requirements and related issues | |
| 3 USE OF OPEN SPACE | |
| 3.1 Restricted Areas | |
| 3.2 Eco-trails | |
| 3.3 Vehicle Access | |
| 3.4 General | |
| 4 PETS | |
| 5 ENVIRONMENT | |
| 5.1 Estate Maintenance | |
| 5.2 Property Maintenance | |
| 5.3 Fauna & Flora | |
| 6 SECURITY | |
| 6.1 General | |
| 6.2 Access | |
| 6.3 Visitors | |
| 6.4 Tenants | |
| 7 FIRE CONTROL | |
| 8 DOMESTIC SERVANTS AND CASUAL WORKERS | |
| 9 ACCREDITATION OF ESTATE AGENTS | |
| 10 LETTING AND RESELLING PROPERTY | |
| 11 COMMERCIAL ACTIVITIES | |
| 12 VEHICLE AND TRAFFIC CONTROL | |
| 12.1 Roads | |
| 12.2 Speed limits | |
| 12.3 Operating instructions | |

1. INTRODUCTION

Let "Respect and appreciate all forms of life, fauna and flora" be our motto.

We are a community of people, birds and wild life all sharing the same environment and the Rules of the community provide a means of protecting each through an acceptable code of conduct for the benefit of all.

Genuine respect, consideration, tolerance and a love of nature will ensure all the wonderful experiences and enjoyment that are offered.

1.1 Legal status

1.1.1 The Board of your Association, in terms of article 10.5.3 of the Memorandum of Incorporation, is given the task of making rules for the management, control, administration, use and enjoyment of the Estate. The Board has the power to substitute, add to, amend or repeal any rule at any appropriate time.

1.1.2 The Memorandum of Incorporation requires the Rules to be reasonable, to be binding on and to apply equally to all Owners of erven and units put to substantially the same use. Thus the Rules should be seen to be neither restrictive nor punitive, but rather as a judicious framework within which to work.

1.1.3 The Board also has the right to impose financial penalties (fines) to be paid by those Members who fail to comply with the Rules. Where imposed, penalties shall be deemed to be part of the levy due by the Owner. The Board may also enforce the provisions of any rule by application to the courts.

1.2 Home Owners Association

1.2.1 The Highland Gate Home Owners Association NPC ("the Company") is a non-profit company of all property Owners to which is assigned the task of managing and running the Estate for the benefit of all. It is YOUR Association. It is a legally registered entity not having a share capital and thus does not pay dividends nor does it distribute assets to its Members. It is a non-profit company as contemplated in the Companies Act, 71 of 2008.

1.2.2 The Company and its operation are legally bound by its Memorandum of Incorporation ("Constitution") which lays down all definitions, procedures, and regulations. The Memorandum of Incorporation is available for viewing at the Company's offices and copies are available at a nominal charge.

1.3 Use of Rules

1.3.1 As from the date of promulgation of these Rules, they shall apply forthwith and all Owners/residents shall be required to abide thereby.

1.3.2 For the purposes of these Rules, "Owner" means a Purchaser, Member, Co-Owner, Corporate Owner, Trustee, Lessee, Family Member or Invitee.

(Separate rules are applicable to contractors, sub-contractors and service providers and these are available from the Estate Manager.)

- 1.3.3 Any contravention of the Rules by any person who gains access to the Estate under the authorisation of a Member shall be deemed to be a contravention by the Member.
- 1.3.4 Contravention of the Rules by contractors, sub-contractors or any service provider will also make them liable to fines and jeopardise the company's/individuals' continuance of business activities on the Estate.
- 1.3.5 Subject to the Memorandum of Incorporation and to any restriction imposed or direction given at a general meeting of the Company and subject to any condition imposed by the local authority, the Board may from time to time make Estate Rules, and vary or modify these Rules.

2. BUILDING ACTIVITIES CODE OF CONDUCT

2.1 General

- 2.1.1 A Member acting as "owner builder" shall be deemed to be a contractor governed by these Rules.
- 2.1.2 All building plans have to be approved by the Aesthetics Committee and the Local Authority as required from time to time, before the commencement of any construction or alterations.
- 2.1.3 Any damage caused to any property on the Estate by any Member, contractor, sub-contractor or supplier shall be repaired by the Member to the satisfaction of the Company. Failure on the part of any Member to so repair or make good the damage, shall entitle the Company to effect such repairs and debit the Member with the cost thereof and may lead to the suspension of activities and/or denial of access to the Property, and/or civil litigation without prejudice to any other right or remedies available to the Company.
- 2.1.4 The Company and/or Aesthetics Committee reserves the right to institute further controls in respect of any building activities or supply of any products or services on the Estate. Such controls shall also be binding on all Members, contractors, sub-contractors, suppliers and labourers operating on the Property.

2.2 Obligations of Members

- 2.2.1 Contravention of the Rules by contractors, sub-contractors or any service provider will make them liable to fines and may jeopardise that company's individual's continuance of business activities on the Estate.
- 2.2.2 Any contravention of the Rules by any person, who gains access to the Estate under the authorisation of a Member, shall be deemed to be a contravention by the Member.
- 2.2.3 Members must ensure that their contractors and/or project managers and/or sub-contractors and/or suppliers is/are made aware of these Rules and comply therewith. In this regard these Rules shall form part of and deemed to be incorporated in any building contract concluded in respect of any land on the Estate. Failure to comply with these Rules shall result in charging of a penalty as laid down by the Directors from time to time and/or suspension of building activities and/or denied access to the Property for project managers,

contractors, suppliers or their labourers and/or civil litigation without prejudice of any other rights or remedies available to the Company.

- 2.2.4 All Members shall ensure that their contractors, project manager, Sub-contractor or suppliers of services are registered with the Company. Registration is done at the Security Office.

2.3 Building Operations

2.3.1 No building operations shall be executed on Saturdays, Sundays and public holidays without the written permission of the Company.

2.3.2 No building equipment, materials, building rubble or refuse may be dumped or stored on any adjoining land, any road, any open spaces, on the sidewalks or anywhere else on the Estate, under any circumstances.

2.3.3 Building activity is not permitted during the holiday in December/January period (dates will be advised annually).

2.3.4 No building operations shall in any event commence unless the contractors agreement has been concluded with the Company, the Developer, the registered owner and the main contractor.

2.4 Site Access and Egress

2.4.1 All labourers must be in possession of a valid identity document, valid passport or immigration permit in order to be Security cleared and allowed access.

2.4.2 Contractors, their staff, sub-contractors and labourers, may only enter the Property after 06h00 and must leave the Estate prior to 18h00 from Monday to Friday. On Saturdays, they shall be permitted to work from 07h00 to 15h00 only. Delivery of building materials and supplies must be scheduled between 07h00 and 17h00 on weekdays only. No deliveries on weekends or outside these hours shall be permitted. Suppliers arriving outside these allowed times will not be granted access, without prior written approval from the Developer (during the Development Period) and thereafter the Company.

2.4.3 Members, project managers and contractors need to inform suppliers of building materials and supplies that the roads on the Estate are proclaimed municipal roads and are subject to the relevant legislation. No delivery vehicles with a mass exceeding 8 tons per axle, shall be given access to the Estate.

2.4.4 No labourers will be permitted to act as night watchmen to guard their respective sites or stay overnight within the Estate at all. Contractors or Members may negotiate with the Company's appointed security company for this service if required. The cost thereof shall be for the account of the contractor or Member. No security company other than the Company's appointed security contractor may be used inside the Property.

2.4.5 All vehicles entering or leaving the Property may be subjected to a search by the Estate Manager, Security Manager or appointed security personnel.

2.4.6 The only point of access and egress for all contractors and their labourers shall be via the main gate.

2.5 Labourers

- 2.5.1 Loitering by labourers will not be permitted on the Estate.
- 2.5.2 Labourers will only be permitted to enter or exit through the designated turnstiles.
- 2.5.3 All labourers must be transported to and from their place of work by the contractor. Labourers working on more than one site and who have to move between sites shall only do so by means of transport by the contractor.
- 2.5.4 The contractors shall ensure that there is adequate protection to prevent any damage to roads and any infrastructure.

2.6 Discipline

- 2.6.1 Contractors shall be responsible for the discipline of their labour force and all sub-contractors utilised by them whilst on the Estate.
- 2.6.2. Any dispute between the contractors and their labourers shall be settled outside of the boundaries of the Estate.
- 2.6.3 Contractors and their labourers shall not disturb any fauna and flora.

2.7 Housekeeping

- 2.7.1 All building sites are to be kept clean at all times.
- 2.7.2 Building sites must be screened with an earthy colour shade cloth fence 1.8m high, secured with 5 strand wires with droppers at 2m intervals. No building related activity may encroach onto the open spaces or the neighbour's property.
- 2.7.3 No concrete, cement, cement mix or any building materials may be stored (even temporarily), mixed or prepared on any of the roadways or pathways.
- 2.7.4 Materials that are off-loaded by suppliers or contractors may not encroach onto any adjacent site, unless written permission has been obtained from the Owner of such site. The contractor is also responsible for the removal of any sand, cement, rubble, waste and refuse that may be washed or blown onto the road or pavement. Where delivery of materials is impossible due to the topography of the erf or sidewalk the materials shall be off-loaded at a secure site outside the Estate and delivered to the site by means of alternative transport.
- 2.7.5 Contractors shall provide adequate facilities for the disposal of rubble, waste and refuse and ensure that their labourers utilise these facilities. The use of a wastage/refuse bin (210 litre drum) or skip on every building site is mandatory. No rubble, waste or refuse may be burnt or buried on site. No form of paper, plastic bags, empty food or beverage containers, cement bags, tile off cuts, ceiling boards, roof tiles, rubble or the like are to be left lying around on any building site, adjoining stand, the open spaces, roads or sidewalks.

- 2.7.6 Contractors shall ensure that the open spaces, storm water systems, roadways and pavements at the relevant building site are at all times kept clean and tidy and free from obstruction.
- 2.7.7 Pollution and contamination of groundwater and run off water is of particular concern. Contractors shall ensure that special care be taken in the handling, disposal and cleaning-up operations.
- 2.7.8 No fires shall be made on the Property.
- 2.7.9 Contractors shall provide approved chemical toilet facilities or a temporary connection to the main sewerage system with water flushing, for use of labourers on all building sites. No 'long drops' shall be permitted. To prevent blockage of the sewerage system only toilet paper shall be used. Contractors shall ensure that toilet structures and changing facilities are suitably screened from the public view. An enclosure of a minimum of 1.8 meter high above natural ground level around the ablution area is required and should be big enough to allow labourers to change and wash inside such enclosure. 'Zero tolerance' rule shall apply – NO screened toilet, NO work.
- 2.7.10 The contractor notice board shall not exceed 1.5m². The stand number shall also be displayed on such boards. Boards shall only be displayed once construction has commenced, except in the case of a sub-developer, in which event only one board, shall be allowed.
- 2.7.11 The general speed limit on the Estate is 30 kph. Speeding, disregard of stop signs, reckless driving and any other public traffic offences shall not be tolerated. Due care must be taken that roads are not blocked during loading or off-loading at any building sites.
- 2.7.12 No pets, birds or domestic animals belonging to contractors and/or labourers shall be permitted on the Estate.
- 2.7.13 Excessive noise, including loud talking, shouting or whistling by labourers, radios, hooters and revving of motor vehicles and repairs to such vehicles, is not permitted.
- 2.7.14 No direct connections to the electrical boxes of extension leads or power tools shall be allowed without permission from the Company. Approved electrical connections shall only be done by an approved electrical contractor.

2.8 Statutory requirements and related issues

Contractors and/or suppliers operating within the Estate shall comply with all relevant statutory requirements as set by inter alia, the Local Authority, national or provincial government or other relevant institutions. These requirements shall include but not be limited to registration, labour issues, and liability insurance in respect of third parties, accidents and injuries.

3. USE OF OPEN SPACE

3.1 Restricted Areas

- 3.1.1 The Company shall be entitled to prohibit access to any open space within the Estate should it be deemed desirable to do so for the purposes of preserving the environment.

- 3.1.2 No person shall swim in any dam, pond or stream in the Estate.
- 3.1.3 No person shall launch upon any dam, pond, wetland or river in the Estate, any craft of any description, (powered or otherwise) unless such craft have been approved by the Company.

3.2 Eco Trails

All trails and paths within the Estate shall only be used by pedestrians save where the Company designates otherwise (e.g. horse trails, mountain bike trails etc.)

3.3 Vehicle Access

No person shall operate any vehicle upon any place within the Estate other than a road or driveway.

3.4 General

- 3.4.1 No person shall camp upon any place in the Estate without written permission of the Company.
- 3.4.2 No person shall discard any litter or any item of such nature whatsoever (including cigarette butts) at any place upon the Estate except in such receptacles as may be provided.
- 3.4.3 No person shall use any open space within the Estate in any manner, which may unreasonably interfere with the use and enjoyment thereof by other persons or in such a way to create a nuisance to any other person or to the detriment of the environment and conservation principles as set by the Company.
- 3.4.4 No person shall use or conduct himself upon any open space within the Estate in such a manner as may, in the opinion of the Company be detrimental to the amenity of such open space.
- 3.4.5 No person shall discharge any firearm, airgun or other lethal weapons, anywhere on the Estate save in self defence.
- 3.4.6 No person shall litter, pollute or permit the pollution of any dam, pond, wetland or river in the Estate.

4. PETS

- 4.1 The Company does not permit the presence on the Estate of any pets, other than laid down in these Rules. This includes inter alia pigeons, ducks, poultry, rabbits, peacocks, wild animals, livestock, reptiles, or any other similar animal/bird/reptile. Any animal, bird or reptile being on the Estate, being in contravention of these Rules shall be removed forthwith on notice from the Company. These Rules apply to residents and visitors.
- 4.2 Dogs will be allowed subject to not more than 2 dogs per residence.
- 4.3 Dogs are not permitted to roam the streets and must be kept on a leash in all public areas (including the Common Property) at all times.
- 4.4 Should animal excrement be deposited in a public area, including the road or pavement, the dog owner shall be responsible for the immediate removal thereof.

- 4.5 Every dog must wear a collar with a tag indicating the name, telephone number and address of its owner. Stray pets without identification tags will be apprehended and handed to the Municipal Pound and/or SPCA.
- 4.6 The Company reserves the right to request the Owner to remove his or her dog should it become a nuisance on the Estate.
- 4.7 A fine of R200 per incident will be levied should the Owner not adhere to this Rule.
- 4.8 A designated "Dog Park" will allow a free run for dogs off their leads (if applicable).
- 4.9 Caged birds will be allowed subject to no more than 2 birds per cage and a maximum of 2 portable cages. Aviaries are not permitted. Prior permission for the keeping of caged birds must be obtained in writing from the Company's offices by the Member/Owner.

5. ENVIRONMENT

5.1 Estate Maintenance

- 5.1.1 The Estate is laid out according to an "Environmentally friendly and compatible" designed plan, taking cognisance of the preservation of the local eco system. All common areas, open spaces and non-footprint areas as well as those around the gate house, traffic islands, sidewalks and water features are maintained by the Company.
- 5.1.2 Maintenance of residential gardens (footprints) throughout the Estate is the responsibility of the Owner.
- 5.1.3 Only indigenous plants may be used in residential gardens in order to preserve the area's eco-system. Plant lists are available from the Company's office identifying what may or may not be planted.
- 5.1.4 No trees or vegetation may be damaged, cut down or removed without the permission of the Company.
- 5.1.5 Residents should ensure that declared noxious flora or alien weeds are not planted or allowed to grow in their gardens.

5.2 Property Maintenance

5.2.1 Common Property

The gate house, gates, booms, perimeter fences, golf course, golf club, clubhouse, roads, including the common property as defined in the MOI (Article 1.1.10) are all maintained by the Company, subject however to the provisions contained in the Memorandum of Incorporation of the Company.

5.2.2 Member Property

- 5.2.2.1 The maintenance of a house internally and externally is the responsibility of the Owner and is therefore not taken into account in the levy.

5.2.2.2 Owners are required to maintain the exteriors of their houses to the high standard expected in the Estate. In the case of default, the Company at its discretion, having duly informed the Owner, may order a contractor to carry out suitable maintenance work and charge the Owner accordingly.

5.3 Fauna and Flora

5.3.1 Fauna (Wildlife)

No person shall anywhere in the Estate, harm, destroy or permit to be disturbed any wild animal, insect, reptile or bird.

5.3.2 Flora

No person shall anywhere in the Estate, disturb, destroy, remove or collect any tree or plant material whether living or dead, save with the written consent of or on the instructions of the Company. This clause shall not apply in respect to any area allotted to such person as an area of exclusive use for garden purposes save for protected trees.

6. SECURITY

6.1 General

6.1.1 All security procedures in force from time to time shall be strictly adhered to at all times by all persons inside the Estate. (Copies of full Security Procedures are available at the offices of the Company.)

6.1.2 Security is a shared responsibility. Members must report any suspicious or unlawful occurrence to the Estate Manager or to the Security Office immediately it is seen or perceived.

6.1.3 Security protocol at the gate must be adhered to at all times.

6.1.4 Security personnel may under no circumstances be abused and must at all times be treated in a co-operative and courteous manner.

6.1.5 Under no circumstances may residents or any person other than the Security personnel or Members of the Company be allowed into the Gate House.

6.1.6 The Estate will be manned by security 24 hours a day, and patrolled on a random basis.

6.1.7 New occupants (Owners/residents) must be registered at the gatehouse on their first visit. Proof of membership will be required together with details of their home telephone/cellular phone numbers and address.

6.2 Access

6.2.1 Each Owner shall be responsible for the safe keeping and proper use of his/her access card/disc and shall not permit the use thereof by unauthorised persons.

6.2.2 Access to the residential areas of the Estate is limited to residents, registered domestic workers and to other authorised and security-cleared persons.

- 6.2.3 Non-resident Club members/golfers can only access the Estate through the main entrance and they are not permitted access to any internal residential estate booms.
- 6.2.4 Lodge guests will only be permitted access to a single estate boom en route to the lodge.
- 6.2.5 Every Member shall stop at all security controlled gates/booms and then proceed by operating his/her biometric/disc. Should a Member not be in possession of his/her disc (if required) or should the remote system not be operating then the Member may only proceed on being allowed to do so by the guard on duty.
- 6.2.6 Abuse of guards is strictly prohibited.
- 6.2.7 Tailgating (i.e. proceeding through the gates or booms when operated by the vehicle in front of you), is strictly prohibited.

6.3 Visitors

- 6.3.1 Members shall be responsible for the actions and behaviour as well as compliance with all Rules and security procedures of all visitors who gain access to the Estate under their authorisation.
- 6.3.2 The security center at the gatehouse should be advised in advance of pending arrival of visitors where possible, in particular details of vehicle registration numbers and property to be visited should be provided.
- 6.3.3 Unannounced visitors need to be cleared with the residents and if this cannot be done for any reason whatsoever then visitors will be refused entry to the Estate.

6.4 Tenants

- 6.4.1 Should any Owner let his/her/its property, he/she/it shall notify the Company in writing in advance of occupation, the name of the Lessee and the period of such lease.
- 6.4.2 The Owner shall inform the Lessee of all Estate Rules, and bind the Lessee to adhere to same by getting such Lessee to sign a copy of the Rules.

7. FIRE CONTROL

- 7.1 No person shall light any fire upon the Estate other than at a place designated for such purpose and that where such fire is to be lit outdoors, due regard shall be had to prevailing weather conditions.
- 7.2 No person shall keep, anywhere in the Estate, any inflammable substances provided, however, that this rule shall not apply to the keeping of such substances and in such quantities as may reasonably be required for normal domestic use.
- 7.3 The lighting or letting off of fireworks within the Estate is strictly prohibited at all times irrespective of any religious, cultural or other celebration.
- 7.4 Cigarette butts and matches may only be discarded in appropriate receptacles.

8. DOMESTIC SERVANTS AND CASUAL WORKERS

- 8.1 Domestic and casual staff are not permitted to reside on the Estate.
- 8.2 Every domestic worker prior to being engaged to work on the Estate must be registered by the Owner with Security via the Company's office. Registration will provide access through biometric control only once all the employee's details have been recorded.
- 8.3 When a domestic employee is discharged, the home Owner must immediately inform the Company's office for cancellation of the security clearance.
- 8.4 Domestic servants must at all times wear a Highland Gate uniform for security purposes.
- 8.5 Casual workers are not encouraged to be used on the Estate but should they occasionally be required, they must be registered and authorised, given a numbered temporary disc and must be recorded in and out at the Security Office.

9. ACCREDITATION OF ESTATE AGENTS

In the event of any Member (including his/her/its successors in title) intending at any time to market, sell, alienate or in any manner whatsoever dispose of his/her/its Stand or Unit (including without limitation a disposal of shares, member's interest or beneficial interest in a trust), shall only employ or appoint an estate agent ("the designated estate agent") approved by the Developer, its successor in title or assigns. The Developer, its successors in title or assigns shall from time to time publish a panel ("the Panel") reflecting the designated estate agent approved by the Developer, its successors in title or assigns.

10. LETTING AND RESELLING PROPERTY

- 10.1 The Estate imposes certain restrictions on the manner in which Estate Agents may operate therein. A Registered Owner may only utilize the services of an estate agent on the panel approved by the Developer as contemplated in the Memorandum of Incorporation.
- 10.2 The designated estate agent must ensure that the buyer and/or tenant is informed of and receives a copy of the Memorandum of Incorporation and Estate Rules, list of the designated estate agents on the panel and any other administrative regulations and documentation applicable at the time.
- 10.3 A Clearance Certificate must be obtained from the Company at a cost of R300-00 (the quantum of which may be increased by the Directors from time to time) prior to any transfer of the property.
- 10.4 Signage

No sign, notice, board or advertisement of any kind whatsoever may be placed on the common area or in the vicinity of any Stand within the Estate with the exception of the standard building Contractor's signboard. This restriction does not apply to the Developer and/or its agent(s) in respect of activities relating to the sale and development of erven (including units) or to the Company as such, during the Development Period.

11. COMMERCIAL ACTIVITIES

- 11.1 No business or trade may be conducted on any residential erf or unit within the Estate without the prior written consent of the Board.
- 11.2 The granting or withdrawal of such consent and the conditions attaching thereto shall be entirely at the discretion of the Board.
- 11.3 The above restriction does not apply to the Developer and/or its agent(s) in respect of activities relating to the sale and development of erven (including units) or to the Estate facilities, during the Development Period.

12. VEHICLE AND TRAFFIC CONTROL

12.1 Roads

- 12.1.1 The roads within the perimeter fence of the Estate are deemed to be Private Roads for all practical purposes but are deemed Public Roads in terms of the Road Traffic Act.
- 12.1.2 The roads are for the use of all, whether on foot, cycles, golf carts or cars.
- 12.1.3 This places extra responsibility and awareness on all who use these roads but more particularly on all adults and especially parents who need to educate and control their younger family members.

12.2 Speed Limit

- 12.2.1 No person shall operate any vehicle on any road within the Estate at a speed in excess of 30 (Thirty) km/hr.
- 12.2.2 The Company may, if it considers it necessary or desirable, impose a speed limit lower than that referred to above upon such roads or portions of roads as it may deem fit, either temporarily or permanently.

12.3 Operating Restrictions

- 12.3.1 No person shall operate any vehicle upon any place within the Estate unless he/she is the holder of a valid drivers' licence issued under the provisions of the Road Traffic Act.
- 12.3.2 No person shall operate any vehicle upon any place within the Estate whilst under the influence of alcohol or drugs which may impede their ability to control the vehicle.
- 12.3.3 Operating any vehicle in such a manner as to constitute a danger or nuisance to any other person or property within the Estate is prohibited.
- 12.3.4 Unnecessary sounding of hooters/horns is prohibited.
- 12.3.5 All vehicles to keep to the left hand side of the road.
- 12.3.6 Pedestrians, animals and golf carts shall have right of way at all places and at all times within the Estate.

- 12.3.7 The Company will, by means of appropriate signage, give such directions as to the use of the roads and the failure by any person to obey the same shall constitute a contravention of these Rules.
- 12.3.8 No vehicle having a gross weight in excess of 3,000 kg shall be permitted to enter the Estate except with the prior written permission of the Company who may grant approval on such conditions as it may see fit.
- 12.3.9 No person shall park or leave unattended any vehicle within the Estate other than at a designated area for that purpose.
- 12.3.10 Electric and Petrol operated golf carts are permitted on the Estate unless prior written permission or 'alternatively powered' carts has been obtained from the Company.
- 12.3.11 The use, in the Estate, of motor cycles, quad bikes or similar vehicles with noisy exhausts is prohibited.
- 12.3.12 No caravans or boats shall be brought onto or stored on the Estate without prior, written permission of the Board.
- 12.3.13 No helicopter or other means of aerial conveyance may be landed at any place within the Estate other than the designated Helipad site.

13. GENERAL RULES

- 13.1 Respect and general consideration for all other Members and users of the Estate shall be exercised at all times.
- 13.2 The "density of population" ruling is that no more than a total of 2 persons multiplied by the number of bedrooms shall be allowed to stay in a house.
- 13.3 No person shall discharge any firearm, airgun or other lethal weapon anywhere on the Estate, save in self-defence.
- 13.4 No person shall slaughter any animal, bird or reptile or cure or hang up to dry any meat or carcass or any part thereof within the Estate.
- 13.5 No garments, household linen or washing of any nature may be hung out or placed anywhere to dry except in a drying yard or such other amenity area designated for such purpose.
- 13.6 No private, religious or commercial advertising notices/signs may be displayed/distributed on the Estate other than the 'House Signs' approved by the Company. This rule does not apply to regulation notice boards required for the erection of new buildings.
- 13.7 No flags, flagpoles, or radio aerials on poles may be erected on private residential units on the Estate without the prior written permission of the Company.
- 13.8 The use of car hooters within the Estate to beckon or attract residents or staff is prohibited.
- 13.9 Music and noise must at all times be unobtrusive and contained within reasonable levels so as not to create a disturbance or nuisance to fellow residents.

14. FAILURE TO COMPLY WITH THE RULES

14.1 Failure by a Member/Owner, guest, visitor, contractor, service provider, supplier or individual to comply with any provisions of any Rules may result in:

- A call for an explanation or an apology; and/or
- A reprimand and a request to comply; and/or
- The imposition of a fine (deemed to be part of the levy due by an Owner); and/or
- The withdrawal of any previously given consent applicable to the particular matter; and/or
- An order to pay for damages resulting from non-compliance of any rule; and/or
- Application to the courts for the enforcement of the rule/s.

14.2 The actions to be taken and the penalties to be imposed for breaches or contraventions of the Rules shall be at the discretion of the Company who shall take due regard of the nature, circumstances and severity of each misdemeanor, breach or non-compliance. The basis for such action/fines shall be as follows:

- Fines shall be imposed for breaches of the Company's Rules.
- Fines imposed shall be legally deemed to be part of the levy due by the Registered Owner.

14.3 Fines

Transgressions/Offences	Penalty/Fine
Contractors' display and notice board non-compliance	R150
Illegal Electrical/Water connection	R500
No toilet/ non-functional /no screen around toilet/ change area	Zero tolerance plus R250
The open spaces not barricaded with shade cloth/ dumping on the open spaces	R2 000
No bin/skip on site – cleanliness on site lacking	R200
Water/mud/cement spilling on road/pathway/ pollution	R500
Damage to plants, electric box, road, furniture	Cost of repairs plus 50% admin fee
Dumping on sidewalk/adjacent stands/roads	R250
Unsafe building site	Zero tolerance plus R250

Lack of discipline with labour force	R200
Labourer loitering on the Property	R200 per labourer
Speeding, ignoring stop signs, reckless driving, unlicensed vehicle and all traffic violations	R250 per offence
Non compliance with Property access and egress	R200
Contractors egress in respect of time restrictions	R250

14.4 The Rules and fines are subject to Board review as deemed necessary and Members should obtain a current list of Rules and fines from the Estate Offices.

15. FEES

15.1 Access cards – R80.

15.2 Alterations-

16.2.1 Refundable deposit – R5 000;

16.2.2 Alteration scrutiny fee – R300.

15.3 Estate Agents Accreditation – R5 000 per annum.

15.4 Copy of Memorandum of Incorporation – R30.

(* The fees herein disclosed may be varied by the Board from time to time).
