



CONDUCT RULES

1. **INTERPRETATION AND DEFINITIONS**

The provisions of clause 2 of the Constitution relating to interpretation and definitions are specifically incorporated herein. The rules of interpretation set out in the said clause 2 shall apply to the interpretation of these Rules and the words defined therein shall have the same meaning in these Rules.

2. **INTRODUCTION**

The Estate has been developed to provide residents with a comfortable, enjoyable and secure lifestyle. These Rules have been formulated in accordance with the Constitution to promote and maintain such lifestyle and harmonious relationships amongst the residents. These Rules have not been formulated for the purpose of restricting the lifestyle of residents but rather to lay down parameters which will protect the rights of residents and their rights to the enjoyment of their properties.

3. **BEHAVIOUR OF OWNERS, OCCUPIERS AND GUESTS**

All owners shall abide by these Rules and shall further ensure that their invitees (including but not limited to guests and tenants) abide by these Rules.

4. **HOUSEHOLD REFUSE**

Every owner or occupier of a property shall:

- 4.1 maintain a receptacle for refuse within his property;
- 4.2 ensure that before refuse (whether domestic or garden) is placed in such a receptacle it is securely wrapped in a suitable vermin proof container;
- 4.3 for the purpose of having the refuse collected, place such receptacle within the area and at the time designated by the Trustees;
- 4.4 comply with all the requirements of the local authority with regard to the collection of refuse;
- 4.5 when the refuse is being collected, promptly return such receptacle to his property;

- 4.6 ensure that no refuse (whether domestic or garden) is left outside the property except for collection on the date of collection.

5. **GARDEN REFUSE**

- 5.1 Garden refuse shall be disposed of in a manner prescribed by the Trustees from time to time.
- 5.2 If an owner employs garden service providers to maintain his garden and/or collect garden refuse then such service providers must be registered with the Association for security purposes and may only operate from Monday to Friday between 8.00 a.m. and 5.00 p.m.

6. **TRAFFIC AND VEHICLES**

- 6.1 The movement and control of traffic, vehicles and pedestrians is subject to these Rules and any further directives made by the Association in regard thereto.
- 6.2 All national, provincial and local authority laws, bye-laws and regulations shall apply *mutatis mutandis* to all drivers, vehicles and roads on the estate. All roads, pathways and other common areas shall, for purposes of enforcement of the aforesaid laws, bye-laws and regulations, be regarded as "public road" as defined in the National Road Traffic Act 93 of 1996 (as amended).
- 6.3 Persons using the roads do so at their own risk.
- 6.4 Hooters shall not be sounded within the Estate other than in emergencies.
- 6.5 All motorised vehicles (including motorcycles, quad bikes and any form of self-propelled vehicle) shall only be operated on roads and by persons who hold a valid drivers license.
- 6.6 All motorised vehicles operated within the estate must comply with all legal requirements applicable to such vehicles. Without in any way derogating from the generality of the above all vehicles must be licensed, roadworthy and comply with all laws pertaining to noise and emission levels.
- 6.7 The maximum speed limit on all roads in the Estate shall be 30 kilometres per hour provided that the Association may, where it deems fit, impose lower speed limits.

- 6.8 The Association may by means of appropriate signage give directions as to the use of roads or any portion of roads. Failure by any person to obey such signage or to adhere to the maximum speed limit shall constitute a contravention of these rules. Without in any way derogating from the generality of the provisions contained in these rules and the Constitution relating to the enforcement of the Constitution and the rules, it is recorded that the Trustees may impose such fines as they see fit upon owners, drivers or riders who contravene this rule.
- 6.9 No vehicles with an axle load of more than 6 metric ton (6 000 kilograms) may be driven on any roadway or elsewhere on the estate.
- 6.10 Delivery vehicles may not, without the consent of the Trustees, enter the Estate on Saturdays, Sundays or public holidays nor before 7.00 a.m and after 5.00 p.m. on weekdays.
- 6.11 Vehicles (including all forms of motorised and self-propelled vehicles) may only be operated on roads and designated driveways and non-motorised vehicles may only be used on those areas specifically designated by the Association for that purpose.
- 6.12 The Trustees may at any time introduce any traffic calming measures that they in their discretion may deem necessary including but not limited to speed humps and golf cart / pedestrian crossings.
- 6.13 No helicopters or other means of aerial conveyance may be landed at any part of the Estate without the prior written consent of the Trustees.
- 6.14 Animals, birds and other forms of wildlife shall at all times have right of way on the Estate.
- 6.15 No persons shall drive or ride any vehicle within the Estate in such a manner that would constitute an offence under any traffic ordinance.
- 6.16 Bicycles, motorcycles, tricycles, roller skates, skateboards and the like may not be left on any portion of the common property.

7. **SPECIAL RULES RELATING TO GOLF CARTS**

- 7.1 A golf cart shall be permitted to be operated on roadways and designated driveways / pathways in the Estate notwithstanding the fact that such golf carts

may not be licensed or permitted to be operated on public roads, subject to the following rules:

- 7.1.1 All other rules pertaining to vehicles and traffic shall be adhered to by the drivers / operators of golf carts including but not limited to the rule that such drivers / operators must have a valid drivers license permitting them to operate light motor vehicles on public roads.

8. **PARKING**

- 8.1 No owner or occupier shall park or stand any vehicle upon the common property or permit or allow any vehicle to be parked or stood upon the common property without the written consent of the Trustees. The Trustees may cause to be removed, wheels clamped or towed away from the Estate at the risk and expense of the owner any vehicle parked, standing or abandoned on the common property without the Trustees written consent.
- 8.2 The owners and occupiers of their property shall ensure that their vehicles and the vehicles of their visitors and guests do not drip oil or brake fluid and/or any other fluid or liquid on the common property. If dripping occurs the cost of removal and repair of any damage caused thereby will be for the account of the owner or occupier concerned.
- 8.3 Vehicles may be parked only on such areas of the Estate as are specifically designated or approved by the Trustees for that purposes and in such a way that the flow of traffic is not obstructed.
- 8.4 No trucks or other heavy vehicles may be parked within the Estate.
- 8.5 Owners shall ensure that their visitors and guests use only those bays reserved and specifically demarcated for visitors (if applicable). A breach of this rule will entitle the Trustees to have any offending vehicle towed away from the Estate at the risk and expense of the owner of the vehicle or alternatively the owner of the property.
- 8.6 Owners shall ensure that their visitors and guests do not cause any obstruction to traffic or access to egress from driveways and garages or in any other way.

9. **USE OF RESIDENTIAL ERVEN**

- 9.1 No owner or occupier of any residential erf may use the erf for any purposes other than residential purposes.
- 9.2 No advertising board or signs, including business signage of any nature, nor any "for sale" signs, may be displayed on or about the Estate. For the sake of clarity it is recorded that the abovementioned provisions shall not apply to erven 3969 and 4067, the ownership of which erven shall be retained by the Developer who has reserved the right to develop these properties within the parameters of their zoning and permitting usage.

10. **COMMON PROPERTY AND ENVIRONMENTAL ISSUES**

- 10.1 No person shall commit any act or fail to commit any act that may, in the opinion of the Association, be likely to harm or have a detrimental effect on the environment, including but not limited to the flora and fauna, or is likely to unreasonably interfere with the use and enjoyment of the common areas by owners and their guests.
- 10.2 It shall be each owner's responsibility to keep his erf clear of invasive alien vegetation. A list of invasive alien vegetation shall be available from the offices of the Homeowners Association.
- 10.3 No natural forests may be cleared or trimmed without obtaining permits from the relevant authorities.
- 10.4 Littering is strictly prohibited.
- 10.5 The feeding of wildlife is prohibited.
- 10.6 Camping and picnicking is prohibited except in designated areas.
- 10.7 The Association shall be entitled to prohibit or restrict access to any part of the Estate in order to preserve the natural fauna and flora.
- 10.8 No person shall discharge any firearm, air rifle, cross bow, catapult or similar weapon or devise on or about the Estate other than in self-defence.
- 10.9 Hunting and trapping in any manner is strictly prohibited.
- 10.10 No person shall use any type of poison for any purpose on or about the Estate

without the prior written consent of the Trustees, which consent shall only be granted if the Trustees are convinced that the poison will not be harmful to the natural flora and fauna nor present any form of risk or danger to the environment.

- 10.11 No person may deposit chemicals or other harmful substances into waste water or down drains or toilets.
- 10.12 No borehole may be sunk on or about the Estate without the prior written consent of the Association. Should the Association grant such consent it may do so subject to such terms and conditions as it may deem fit.

11. **NOISE**

No person shall make, cause or permit any noise or disturbance or do or allow anything to be done that may constitute a nuisance to other residents. In particular and without limiting the generality of the aforementioned general rule:

- 11.1 Fireworks are strictly prohibited.
- 11.2 Burglar alarms must not be allowed to create a nuisance to residents.
- 11.3 The regular use of noisy machinery and power tools is prohibited. Such machinery and tools may only be used insofar as it is reasonably necessary for the purposes of maintaining and improving owners' properties and the dwellings erected thereon.
- 11.4 All building work, whether undertaken by a contractor, owner or occupant, must be done during the hours stipulated by the Association from time to time for building contractors unless written approval is obtained from the Association to carry out such work outside of such hours.
- 11.5 As a general rule the playing of loud music is prohibited at all times.

12. **DOMESTIC EMPLOYEES**

- 12.1 For the purpose of these rules domestic employees shall include any person paid by an owner to perform normal household tasks including but not limited to cleaning the house and gardening.
- 12.2 All domestic workers must be registered with the HOA. Such registration will last

for one year whereupon it must be renewed.

- 12.3 Only one domestic employee per household may be accommodated on the Estate.
- 12.4 If domestic employees are not accommodated on the Estate such employees are allowed to be on the Estate between the hours of 06h00 and 18h00 daily. Owners shall be obliged to collect such domestic workers at the security gate and return them to the security gate at the end of a working day. No taxis will be permitted to drive on the Estate.
- 12.5 Owners must ensure that domestic workers are aware of and abide by these rules and the Constitution including but not limited to all security requirements.
- 12.6 Domestic employees are not allowed to receive visitors on the Estate.

13. **SECURITY**

- 13.1 All security procedures in force from time to time shall be strictly adhered to by all members and their visitors. Visitors are the responsibility of the member concerned and members are accordingly responsible for the actions and behavior of their visitors. Members must ensure that the visitors comply with all security procedures.
- 13.2 Members shall be liable for any damage or whatsoever nature caused on the estate by visitors.
- 13.3 Upon entry to the estate all visitors shall be required to sign such forms as may be prescribed by the HOA.
- 13.4 Every person entering or exiting the estate shall stop at the booms (or other control device) and no vehicle or person may enter or leave the estate at any point other than at the entrance / exit at the gatehouse.
- 13.5 No person may enter the estate without having proper authorisation and having been cleared by security. Security is entitled to refuse entry to persons if they believe on good grounds that such person/s should not be allowed access to the estate.
- 13.6 If access discs are issued to owners, tenants or other residents then such discs shall only be used by the person to whom they are issued and discholders shall not allow any other person to use such discs.

- 13.7 The trustees may, from time to time, introduce such additional rules relating to security as they see fit.

14. **DOMESTIC PETS**

- 14.1 The permissible number of domestic animals which may be kept shall be limited to two dogs, two cats and two birds per erf.

- 14.2 Birds must be caged and aviaries are not permitted.

- 14.3 No wild animals (other than those introduced by the Association in the Private Nature Reserve), pigeons, poultry, peacocks, livestock, snakes or reptiles may be kept on the estate.

- 14.4 Domestic pets may be kept on the estate by owners only and not by tenants or guests other than with the consent of the Homeowners Association.

- 14.5 Dogs must be contained within the owner's property and, when outside the owner's property must be physically restrained at all times by owners (or another responsible person) by means of a leash or other suitable restraint.

- 14.6 Pets may not be allowed to cause a nuisance, disturbance or annoyance to others through barking, howling, caterwauling, etc and no pet may be left alone in or on a residence for periods for more than a few hours. Pets may not be left overnight unattended in a residence and in such circumstances owners must make suitable arrangements for the pets to be taken care of on the estate or alternatively pets must be taken to a kennel off the estate.

- 14.7 All dogs must at all times wear a collar with a name tag bearing the owner's name, erf number and telephone number.

- 14.8 If animals are brought onto or found on the estate contrary to the provisions of these rules or if any animal creates a nuisance to other residents, the Association shall be entitled (without limiting the generality of any rights which the Association may have) to:

- 14.8.1 in cases where the owner of the pet cannot be identified or contacted within a few

hours, remove such animal forthwith. The costs of and incidental to such removal shall be borne by the owner.

14.8.2 in cases where the owner can be identified, give such owner two days notice in writing to remove the animal from the estate and if the owner fails to comply with such notice, to remove the animal from the estate and claim the costs of and incidental to the removal from the owner.

14.9 Owners shall be liable for any damage caused to the common property by their pets.

14.10 Fouling by pets of common property or property of other owners must be removed immediately by the owner of the pet.

14.11 All cats must be sterilised.

14.12 The trustees may impose such fines as they see fit if any dog is found outside of its owner's property without a collar and a name tag.

15. **LETTING OF RESIDENCES**

15.1 No residence may be let/rented to any person without the prior written consent of the Association having been obtained, which consent shall not be unreasonably withheld.

15.2 Lessees must be of suitable standing befitting the estate and the names of the proposed lessee/s and such other information as may be required by the Association must be submitted to the Association by the owner together with the request for permission to lease.

15.3 All lease agreements must be in writing and a copy of these rules must be attached to the lease agreement. The lease agreement must contain a clause in terms of which the tenant acknowledges and agrees that the rules are binding upon him and enforceable against him by the Association. Any contravention of the rules by any lessee shall be deemed to be a contravention by the owner.

15.4 No residence may be let for a period of shorter than six months without the written consent of the trustees.

16. **OCCUPANCY**

To maintain the low density residential nature of the estate an owner shall ensure that his residence is not occupied by more occupants than would ordinarily be regarded as an acceptable number of occupants for his residence having regard to the size of the residence, the number of bedrooms and the nature of the estate itself.

17. **LEVY PAYMENTS**

The assessment and payment of levies and the owner's obligations in regard thereto are comprehensively dealt with in the Constitution.

18. **GOLF COURSE AND CLUB HOUSE**

The Association shall, from time to time, prescribe such rules relating to the use of the golf course and club house as may be appropriate.

19. **GENERAL RULES**

19.1 **Drying of washing**

No washing of any nature may be hung or placed to dry except in areas especially designated for that purpose. All washing lines or similar devices must be placed below the level of the garden/yard walls in order that they are not readily visible from the road and/or other erven.

19.2 **Camping**

Camping is not permitted anywhere within the estate unless the Association designates specific areas for this purpose.

19.3 **Picnicking**

Picnicking is not permitted on any common property other than in specifically designated areas.

19.4 **Slaughtering**

No animal, bird or reptiles may be slaughtered within the estate.

19.5 Curing of meat

No meat, skin, fish or carcass may be hung up to dry or cure within the estate.

19.6 Satellite dishes

Written consent for the installation and positioning of satellite dishes must be obtained from the Association.

19.7 Shadecloth

The use of any kind of shadecloth, if visible to the public, neighbours or golfers is prohibited other than on building sites.

19.8 Publicity material

No private, religious or commercial advertising notices or brochures and the like are permitted to be distributed in the estate.

19.9 Jumble sales and garage sales

No jumble sales or garage sales and the like may be held on the estate.

19.10 Fires

No fires may be lit on or about common property except in places which may be specifically designated by the Association for that purpose. Fires may not be lit on residential erven other than in properly constructed braai or fire places.

19.11 Horse trails

Members shall be entitled to ride horses on designated horse trails on the common property.

20. ENFORCEMENT OF THE RULES

The Association may take all such steps as may be reasonably necessary to ensure compliance with the rules and may furthermore prescribe procedures pertaining to the enforcement of the rules and fines and penalties which may be imposed upon owners and/or their visitors and/or tenants in the event of a contravention of the rules.