

Balugha River Estate

GLENGARIFF • EAST COAST • EAST LONDON

HOUSE RULES

REFUSE REMOVAL

- (a) Owners and occupiers shall maintain in a hygienic and dry condition, a suitable receptacle for domestic refuse use within their exclusive use area.
- (b) No garden refuse to be placed with domestic refuse.
- (c) Owners and occupiers shall retain their refuse at their House till collection on Tuesday and Friday .

2. VEHICLES

- (a) No owner/occupier shall be allowed to dismantle or effect major repairs to any vehicle on any portion of the common property.
- (b) Vehicles to be parked as far as possible off the roadway.
- (c) Vehicles may not be parked in such a way so as to obstruct access to the property of your neighbours.
Be considerate to those adjoining your property as well as those across from you.
- (d) Owners and occupiers may not allow more than one of their vehicles , which can not be parked in their garage/car port , to be parked in the roadway or the owners property.
- (e) Owners and occupiers to ensure that their vehicles and those of their guests do not drip oil or brake fluid in the roadway, driveway and lawns.

3. PETS

- (a) While owners are permitted to keep dogs or cats within the boundary of their property on taking up residence at the Estate
- (b) No pet may be allowed outside the owner's property unless it is controlled by a leash.
- (c) Any littering caused outside, shall be removed immediately and suitably disposed of.
- (d) Barking, yapping or whining to be controlled at all times so that the peace of other owners and occupiers is not disturbed
- (e) Visitors are not permitted to bring their dog or cat into the complex.

4. LAUNDRY

An owner or occupier may not hang any washing or laundry in such a manner so as to be visible from outside the premises.

5. OUTSIDE APPEARANCE

- (a) The owner or occupier may not change in any way the outside of the dwelling unit or attach anything thereto without the prior written consent of the Executive Committee. This ruling will not be applicable in the case of change of numbers or the name of the unit.
- (b) Gardens, lawns are to be kept neat and tidy and driveways and foot paths to be kept free from weeds and grass.

6. PAYMENTS OF LEVIES AND SERVICE CHARGES

The payment of levies and service charges shall be paid on or before the 1st of the month for which the account is due.

7. ACCESS TO THE COMPLEX

- (a) Only persons known to you should be allowed to enter the complex. On no account should unknown persons be allowed to access, no matter what their intended business is.
- (b) Speed limit of 30 kph to be adhered at all times.

8. DISTURBANCE OF THE PEACE

- (a) No owner, occupier or visitor may discharge a firearm, ignite fireworks, shout, scream, blow hooters/whistles/horns or create a commotion so as to disturb the peace and compromise the safety of others in the complex.
- (b) Music and revelry to be kept at an acceptable level and no loud music or revelry to be permitted after 23:30.
- (c) No vehicle with a defective silencer or other noise emissions may be operated within the complex.

9. TELEVISION AERIALS

The erection of DSTV dishes or TV aerials are to be sited and fitted in consultation with the Developer`s Architectural guidelines The installation must be executed by a professional.

11. LITTERING

No owner , occupier or their guests shall deposit , throw or permit to be deposited or thrown on the property or roadway , any rubbish including dirt ,cigarette , food scraps or any other litter whatsoever.

12. SIGNS AND NOTICES

No owner or occupier may erect or place a sign, notice, billboard or advertisement of any kind whatsoever on the unit premises.

13. LETTING OF UNITS

All tenants of houses and other persons granted rights of occupancy by any owner of the relevant houses, are obliged to comply by those conduct rules, notwithstanding any provision to the contrary contained in any lease or any grant of rights of occupancy.

14. STORAGE OF INFLAMMABLE MATERIAL

An owner or occupier shall not store any material or do, permit or allow to be done, any dangerous act within the complex that will cause damage to his/her property or those of others.

15. GARDEN STAFF

Owners and occupiers may not interfere by giving orders to garden staff or garden service. Any requests/complaints must be taken up with the Developer.

16. SKATEBOARDS / SCOOTERS, TRICYCLES ETC.

Skateboards, scooters, tricycles and bicycles can be dangerous when used by children not under adult supervision. Strict control by owners/occupiers is essential.