

Adam Place

HOUSE RULES AS AMENDED SEPTEMBER 2020

1. UNDER NO CIRCUMSTANCES will vehicles weighing more than 3000kg be permitted entry to the Complex. Any persons making deliveries or removals are to be advised accordingly.
2. The **speed limit of 10km per hour** is to be strictly observed within the Complex.
3. Refuse is collected once a week by the Municipality. All units will be given a key to the holding area and residents are to place your own refuse in the holding area at your convenience. No refuse bags are to be placed outside on your property. **DO NOT** place your grass cuttings with household refuse. Buffalo City trucks will not remove garden refuse.
4. There is to be no parking on the roadway. All vehicles must be parked on your property. Please advise all visitors accordingly.
5. Please do not allow your pets to roam around the Complex unattended. All Residents are requested to ensure that there is no unnecessary barking taking place. This can be extremely irritating to your neighbours. The same applies to visiting dogs. Dog excrement is to be disposed of daily.
6. Residents will be permitted to have a maximum of 4 animals, but will not be permitted to have more than 2 dogs and 2 cats per unit. Existing units with more than the maximum number of permitted animals will be allowed to keep your pets, but may not replace them on their death.
7. No dumping of garden or other refuse onto vacant land or over the perimeter wall is allowed.
8. All Residents are requested to keep their gardens/properties in a good state of repair.
9. No washing/laundry is to be hung so as to be visible from another erf or from outside of the building.

10. No Resident shall store any **hazardous/inflammatory material**, or permit dangerous acts to be done in the buildings or on the common land.
11. Any Owner wishing to sell their property shall ensure that the prospective buyer is made aware of the Constitution of Adam Place Home Owner's Association, and are given and agree to abide by the House Rules. Both are available from the Chairman or Secretary.
12. ALTERATIONS – Any external painting, alteration, carports or shadeports have to conform to the theme of the Complex and may only be carried out with the approval of Buffalo City Municipality and the Home Owner's Association.
13. Residents are requested to be mindful of each other's rights in the Complex. Loud and ongoing noise/music is to be avoided especially after 9pm on weeknights (Monday to Thursday and Sunday) and 11pm on Fridays and Saturdays.
14. The front boundaries of the various erven may not be walled or fenced in, other than with shrubs to create and retain a park-like appearance within the Complex.
15. The MAXIMUM number of occupants living in the various sized Units are as follows:
 - Two bedrooms : 3 Adults or
 - 2 Adults and 2 Children or
 - 1 Adult and 2 Children
 - Three bedrooms: 4 Adults or
 - 3 Adults and 3 Children or
 - 3 Adults and 2 Children
16. Parking of vehicles: Vehicles may only be parked on the property of the owner and may not be parked on another's space without the written permission of the neighbour.
17. The maximum number of vehicles parked are as per the size of the parking area of each unit- double carport = 2 vehicles, single garage + carport = 2 vehicles. Kindly honour your neighbours by not parking on their property.

18. The Adam Place HOA is empowered by the AGM to act against any owners/tenants who are in violation of the House Rules in a manner that is pertaining to the violation.
19. The House Rules may from time to time be deleted, altered, or added to by the Home Owners Association.