

33 APPENDIX A: REVISED HOUSE RULES AND REGULATIONS

33.1 COMMON GROUND AREAS

- 33.1.1 No common property buildings may be used as storage by individual members.
- 33.1.2 The HOA, its office bearers or employees are not responsible for any accident or incident, which occurs at CINNAMON DOVE.
- 33.1.3 The use of communal areas for private functions will require the consent of the Trustees.

33.2 ROADS

- 33.2.1 Within common property vehicles are not to be driven in any manner that is not in the interest of safety or create a nuisance.
- 33.2.2 A speed limit of 10kph is applicable on all roads in CINNAMON DOVE.
- 33.2.3 Persons using the roads do so at their own risk.
- 33.2.4 Only licensed drivers may use the roads at CINNAMON DOVE.
- 33.2.5 Persons using rollerblades, skateboards or similar equipment do so at their own risk and are advised that pedestrians and vehicles have right of way on said roads.

33.3 VEHICLES

- 33.3.1 Vehicles may be parked only on such areas of the common property as are specifically indicated by the Trustees for that purpose and in such a way that the flow of traffic and access to and from garages or parking bays is not obstructed.
- 33.3.2 An owner or occupier of a unit shall ensure that another's exclusive use area for parking is not used unless by prior arrangement with said owner.
- 33.3.3 Vehicles not in use or which drip oil or brake fluid or that is not roadworthy may not be parked on the common property. Caravans, trailers, and boats may not be parked on any other common property areas.
- 33.3.4 No person may dismantle or effect major repairs to any vehicle on any of the common property. Trustees may cause to be removed or towed away, at the risk and expense of the owner of the vehicle, any vehicle parked, standing or abandoned in the common property in contravention of these rules.
- 33.3.5 All repairs to vehicles or maintenance thereon shall be carried out within the boundary of the member's property and within daylight hours.

33.4 REFUSE – HOUSEHOLD AND GARDEN

- 33.4.1 Members are requested to place their domestic refuse in black plastic bags in the designated area (on the pavement only) early every Wednesday morning. Bags should be properly secured to avoid spillage.
- 33.4.2 At all other times refuse must be kept within the boundaries of your property and should not be visible to the road or other members. It must be kept in a hygienic and dry condition in an acceptable container.
- 33.4.3 Garden refuse, which cannot be removed by the Municipal service, must be disposed of by the member.
- 33.4.4 The member shall remove rubble from building or construction work as soon as possible.

33.5 VISITORS

- 33.5.1 Visitors to CINNAMON DOVE will only be admitted on the authority of a member.
- 33.5.2 A member who authorizes admission of any visitor takes responsibility for their behaviour and actions.
- 33.5.3 The member becomes responsible for any breakage or damage caused by visitors to any house or facility at CINNAMON DOVE
- 33.5.4 Members must ensure that visitors, including children (staff and resident non-members) are aware of, understand and comply with the rules and regulations.

33.6 NOISE

- 33.6.1 Members shall limit noise to acceptable levels at all times. Rowdy and boisterous behaviour and excessive noise is not permitted.
- 33.6.2 No mowing of lawns or the use of motorized tools & equipment shall be permitted between 8:00pm and 8:00am daily.
- 33.6.3 Quiet should especially be observed between 8:00pm and 7:00am on weekdays and 10:00pm and 7:00am on weekends.
- 33.6.4 Music and TV's must not be played at a volume, which may disturb others.
- 33.6.5 No musical instruments, car radios, disc players to be played in common ground area unless permission has been granted by the trustees for special functions.
- 33.6.6 Hooters shall only be used within common property for emergencies.
- 33.6.7 Hobbies or other activities that cause excessive noise, unpleasant odour or a nuisance to other members are not permitted.
- 33.6.8 Excessive noise with open garage doors will not be permitted.

33.7 PETS

33.7.1 Municipal bylaws pertain at CINNAMON DOVE.

33.7.2 Pets may be kept provided they are restrained from leaving their owner's property unattended, and provided they do not constitute a nuisance to other members. Persistent barking of dogs, howling of cats or any other disturbance by household pets is not permitted and must be stopped by the owner.

33.7.3 Trustees of the Home Owners Ass. Shall have the right to enforce removal of any pet causing problems.

33.7.4 No visitor's pets will be allowed the freedom of common property.

33.7.5 A limit of 2 pets per unit is allowed.

33.8 WASHING

33.8.1 No items such as washed carpets or bathroom linen to be hung over front balconies and walls.

33.8.2 No unsightly items to be placed where visible from outside the buildings or from any unit.

33.9 LIABILITY

33.9.1 CINNAMON DOVE Home Owners Association shall not be liable for any loss, damage or accident that may occur within the parameters of CINNAMON DOVE. All risk remains with the members.

33.10 SECURITY

33.10.1 Ensure that the main gates are closed behind you on entering or leaving the complex. No unauthorized persons may then enter CINNAMON DOVE. Each member is responsible for the security of their unit.

33.10.2 For units 9, 10 & 11, security gates are to be closed and locked at all times for security.

33.11 LETTERBOXES

33.11.1 Must be regularly emptied.

33.12 PARKING ON PAVEMENT AREA

33.12.1 No parking in water meter areas.

33.13 TREES

33.13.1 Members must see that no tree or other vegetation becomes a hazard to any property.

33.14 SIGNS AND NOTICES

33.14.1 No owner or resident shall place any sign, notice, billboard or advertisement of any kind whatsoever on any part of the common property or pavement unless approved by the trustees/HOA.

33.14.2 "For Sale" notice only in the event of a Show House on the said day.

33.15 LITTERING

33.15.1 An owner or occupier of a section shall not deposit, throw, or permit or allow to be deposited or thrown on the common property any rubbish, including dirt, cigarette butts, food scraps or any litter whatsoever.

33.16 DOMESTIC EMPLOYEES

33.16.1 An owner or occupier of a section shall be responsible for the activities and conduct of his domestic employees and shall ensure that they understand and do not breach any rules, law or by-laws which may affect the scheme.

33.16.2 Domestic employees and their visitors may not loiter on common property.

33.17 OUTSIDE APPEARANCE

33.17.1 No frontage alteration in design or extension of a unit shall be permitted without the consent of the Trustees/HOA.

33.18 OVERCROWDING

33.18.1 An owner, whether or not he personally occupies his property, shall at all times ensure that the number of persons who permanently occupy the section does not exceed an acceptable norm. A three bed roomed home = six persons maximum.

33.18.2 For the purpose of this rule a person who regularly sleeps on the property shall be deemed to permanently reside in that section. Notwithstanding the foregoing, and with the prior written consent of the trustees (which shall not be unreasonably withheld) the owner may allow additional persons temporarily to reside in his unit.

33.19 LETTING OF UNITS

33.19.1 The owner of a unit shall be obliged to ensure that any tenant of his or other persons granted rights of occupancy by him/her is obliged to comply with these conduct rules, a copy of which shall be handed to

such tenant, notwithstanding any provision to the contrary contained in any lease or any grant of occupancy.

33.20 STORAGE OF INFLAMMATORY MATERIAL OR DANGEROUS ITEMS

33.20.1 An owner or occupier of a section shall not store any material, or do or permit or allow to be done, any dangerous act in the building or on the common property, which will endanger others or may increase the rate of the premium payable by the HOA on any insurance policy.

33.21 BUSINESS

33.21.1 No business may be permitted on the premises without prior acceptance by the HOA/Trustees.

33.22 ANIMALS

33.22.1 No slaughtering of animals within the outer boundary of CINNAMON DOVE or on the perimeter pavement and in the open space adjacent to the property.