

CONDUCT RULES

1. REFUSE REMOVAL:

An owner or occupier of Unit erf shall:-

- a) Maintain a hygienic and dry condition, a receptacle for refuse within his unit erf.
- b) Ensure that before refuse is placed in such receptacle, it is securely wrapped, or in the case of tins or other containers, completely drained.
- c) For the purpose of having the refuse collected; place such receptacle within the area and at the times designated by the trustees.
- d) When the refuse has been collected, weekly, promptly return such receptacle to his unit erf or other area referred to in paragraph (a).

2. VEHICLES:

- a) No owner or occupier shall park or stand any vehicle upon the common land or permit or allow any vehicle to be parked or stood upon the common land, without the consent of the trustees in writing.
- b) The 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 on the common land in areas not specifically provided for the parking of vehicles, without the trustee's written consent.
- c) Owners and occupiers of units erven shall ensure that their vehicles and the vehicles of their visitors and guests do not drip oil or brake fluid on the common land or in any other way deface the common land.
- d) No owner or occupier shall be permitted to dismantle or affect major repairs to any vehicle or any portion of the common land.
- e) Although motorbikes and/or quadbikes are allowed, they may not be ridden without supervision, if the rider is not an adult, and may not be ridden during weddings/functions or at rest times.

3. **DAMAGE ALTERATIONS OR ADDITIONS TO THE COMMON LAND:**
 An owner or occupier of a unit erf shall not mark, paint or otherwise damage, or alter any part of the common land without first obtaining the written consent of the trustees. Notwithstanding the above sub-rule an owner or person authorized by him, may install:
 - 1) Any locking device, safety gate, burglar bars or any other safety device for the protection of his house or
 - 2) Any screen or other device to prevent the entry of animals or insects:
 Provided that the trustees have first approved in writing the nature and design of the device and the manner of its installation.
4. **APPEARANCE FROM OUTSIDE:**
 The owner or occupier of a unit erf used for residential purposes may not place or add or change anything to the outside of his unit erf without first having obtained the written consent of the trustees. The ruling will not apply to unit erf numbers or names of unit erven.
5. **SIGNS AND NOTICES:**
 No owner or occupier of a unit erf used for residential purposes shall place any sign, notice, billboard or advertisement of any kind whatsoever on any part of the common land or of a unit erf, so as to be visible from outside of the unit erf, without the written consent of the trustees first having been obtained.
6. **LITTERING:**
 An owner or occupier of a unit erf shall not deposit, throw or permit or allow to be deposited or thrown, on the common land, any rubbish, including dirt, cigarette butts, food scraps or any other litter whatsoever.
7. **LAUNDRY:**
 An owner or occupier of a unit erf may not hang any washing or laundry or any other items on any part of the building or the common land so as to be visible from outside the building or from any other unit erf.
8. **LETTING OUT UNIT ERVEN:**
 All tenants of unit erven or other persons granted rights of occupancy by any owner of the relevant unit erven are obliged to comply with these conduct rules, notwithstanding

any provision to the contrary contained in any lease or any grant of rights of occupancy.

9. STORAGE OF INFLAMMATORY MATERIAL AND OTHER DANGEROUS ACTS:

An owner or occupier shall not store any material, or permit or allow to be done, any other dangerous act in the building or on the common land that will or may increase the rate of premium payable by the Association or any insurance policy.

10. PETS:

Owners and occupiers are permitted to keep a maximum of two pets provided dogs must be of a small breed standing no higher than 50cm, and littering caused by pets must be removed immediately. Dogs must be controlled in regard to barking so as not to disturb any resident, cats not to be allowed outside after 20h00 and pets not allowed in the buildings on portions 4 and 5.

11. GARDEN:

The planting of shrubs and trees by owners and occupiers are limited to owners who are responsible for the care and maintenance thereof and the Trustees shall be entitled to divert the removal of any shrubs or trees which they feel detracts from the ambience and purpose of the estate.

12. TELEVISION AERIALS:

To ensure that these are installed professionally, competent technicians must do the erection of television aerials

13. EMPLOYMENT OF PRIVATE SERVANTS:

The employment of a private servant is permissible, provided that residents ensure that the dress of the servants is neat, servants are in possession of proper means of identification for security purposes.

14. LIMITATION OF OCCUPANTS PER UNIT ERF:

No more than five persons may occupy a unit erf used for residential purposes on a permanent basis. Visitors or guests will be entitled to stay for a period of no longer than thirty days unless the written consent of the trustees is previously obtained. Total occupancy of a unit erf at any one time shall not exceed six persons.

15. CHANGE OF ADDRESS:

In the event of any owner changing his/her address, he/she shall immediately advise the trustees in writing of such change.

16. ALIENATION OF UNIT ERF:

For the purpose of this rule "alienate" shall include sale, letting, parting with possession or any other manner disposing of a unit erf.

An owner wishing to alienate or lease a unit erf shall ensure that any prospective purchaser or lessee meets with the requirements of the conduct rules and that the prior permission of the Trustees is obtained in writing. The Trustees have an absolute discretion to agree to or refuse any request to lease or sell any erf to a third party. The trustees shall have the opportunity to interview the prospective owner or occupier, who shall be advised of and by given a copy of the applicable "CONDUCT RULES".

No occupation or re-occupation of a unit erf shall be permitted without the written notice of the chairman and one other trustee. Such notice shall not be unreasonably withheld.

17. ALTERING AND / OR ADDING TO THE CONDUCT RULES:

The trustees may add to or delete from these conduct rules from time to time after giving notice in terms of the constitution of the Association.

18. Roads will be kept in good order and the grounds of the estate neat at all times

19. The owner of portions 3 and 6 may agree, at it's discretion to the use of the facilities thereon by the members of the Homeowners Association, at a reduced fee.

20. The estate is to be eco-friendly.

21. All levies/rates will be timeously paid, i.e. on presentation of accounts.

22. Borehole water will be provided to each plot and the members shall make provision for their own drinking water.

23. No industrial business will be allowed nor any work which causes excessive noise.

24. No discharge of any firearm will be allowed, unless used in self-defence.
25. There shall be no hunting of any animals or birds on the estate.
26. Members may fish in the lake. A small fee may be charged, at the discretion of the Trustees, for members visitors.