

ZANDWIJK ESTATE

HOME OWNERS ASSOCIATION

CONDUCT RULES

The provisions of these rules shall be binding on both owners and any lessee or other occupant of any property, and it shall be the duty of the owner to ensure compliance with the rules by his lessee or occupant, including employees, guests and any member of his family, his lessee or his occupant.

If the conduct of an owner or an occupier constitutes a nuisance, or if an owner, occupier or visitor contravenes, breaches, disobeys or disregards a Conduct Rule, the Trustee Committee may impose on the owner of the property a penalty. If the owner or occupier nevertheless persists in that particular conduct or in the contravention of that particular Rule, the trustees may impose a subsequent penalty for every identical offence thereafter.

1. EXTENSIONS AND ALTERATIONS TO EXISTING PROPERTY

- 1.1 No extensions or alterations of a permanent nature will be permitted by any owner of any erf without prior written consent from the Trustees.
- 1.2 No Wendy houses may be erected on any erf in the development.
- 1.3 No awnings or structures to cover any windows or doorways may be erected.

2. AESTHETICAL APPEARANCE

- 2.1 Owners must keep units in an acceptable condition.
- 2.2 No pots, plant holders or statues may be placed in front of the units facing the private road without the written consent of the Trustees.
- 2.3 Exterior walls must be painted in the colours as the developer handed over the unit, in order to ensure uniformity. The codes and colours of the paint will be kept on file at the Managing Agents' office.
- 2.4 All other surfaces must also be painted in the colours as the developer handed over the unit. The codes and colours of the product will be kept on file at the Managing Agents' office.
- 2.5 The security gates in front of the front doors must be uniformed in colour, shape and material.
- 2.6 Any changes on any part of the property, which is visible from the road side, must receive prior consent from the Trustees.
- 2.7 No DSTV dishes or antenna's may be erected at the front side of the unit.

3. VEHICLES AND GUESTS ENTERING THE DEVELOPMENT

- 3.1 No skateboards, roller skates or roller blades may be used on a private road or space.
- 3.2 No trucks are allowed inside the security complex, save for furniture delivery or collection. The maximum axle mass of 3 tons prevails.
- 3.3 Costs towards the repair of a damaged pavement, and/or center island or any other damage to the road, gate or landscaping, caused by a truck or any other vehicle, will be payable by the responsible owner.
- 3.4 Whenever possible, occupiers should limit themselves from allowing parking on the lawn areas.
- 3.5 Vehicles must not be driven recklessly or negligently, taking into consideration the well being of residents, animals and children. A speed limit of 15 km/h must strictly be adhered to.
- 3.6 No dismantling or the effecting of major mechanical vehicle repairs is to be performed in the development.
- 3.7 No person may reside or sleep in a vehicle, trailer or caravan, or in a carport, or on any part of a private road, private or public open space in the development.
- 3.8 Parking of vehicles must at all times be restricted to the individual erven and no vehicle may be parked on another owner's property or allocated parking area.
- 3.9 No vehicle will be allowed to park on the center island inside the development and any damage caused to the landscaping will be for the owner's account.
- 3.10 Owners / Tenants will use the demarcated parking provided and as such will be prohibited from parking in the private road.
- 3.11 Every owners and occupier shall comply with any directive issued by the Management Committee of the Home Owners Association from time to time regarding the parking of vehicles.

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3.12 No trailers or caravans may be parked in front of the houses.

3.13 No parking is allowed in the road or on any part of the pavement.

4. MAINTENANCE OF GARDENS

4.1 Gardens must be kept tidy and watered regularly.

4.2 Occupiers may only use the garden services used by the Home Owners Association, in order to prevent unknown people gaining access to the complex. The current garden services contractor is Kempston Garden Services with contact number 082 750 6132.

4.3 Garden refuse may not be left on your property.

5. HOUSEHOLD REFUSE

5.1 Refuse bins, maintained in a hygienic and dry condition, must be placed on the inside of the entrance gate *only on the same morning the municipality collects the refuse* and must be collected by the relevant owner on the same day. The current refuse removal day is Thursday. Recycle refuse is removed on a Monday.

5.2 Refuse bins may only be stored in the erf to which the bin is allocated and should not be visible from the road side.

5.3 No refuse bags may be left outside the bins.

5.4 Cardboard boxes or any other refuse than household refuse will not be collected by the municipality and may therefore not be placed on the premises for collection.

5.5 An owner or occupier of a residence shall not deposit, throw, or permit or allow to be deposited or thrown, on any private open space or road any rubble, rubbish, including dirt, cigarette butts, food scraps or any other litter whatsoever.

6. PETS

6.1 Pets may not constitute a nuisance to other occupiers.

6.2 Municipal by-laws prevail regarding numbers, licensing and facilities for pets. **A maximum of two pets are allowed on the premises.**

6.3 Pets are not allowed to roam through the development. Dogs must be on a leash.

7. MAIL

7.1 All mail must be removed regularly.

8. PAYMENT OF LEVIES

8.1 All levies must be settled on or before the 7th of every month.

8.2 Interest, as decided by the Trustees, will be charged to accounts in arrears.

8.3 Legal action will be taken against arrear accounts.

9. MOVING FROM DEVELOPMENT

9.1 Ensure that all outstanding accounts are settled.

9.2 Inform the new owner and/or selling agent of the existence of the Conduct Rules.

10. SECURITY

10.1 New owners / occupiers must arrange with the Trustees for an access code / remote control.

10.2 Occupiers must ensure that the entrance gate remain closed at all times. No person is allowed to ride on the security gates.

10.3 Only such security company as approved by the Trustees may be used for armed response alarms / monitoring of the individual alarm systems, in order to prevent different companies gaining access to the complex. Presently it is Capital Security. Their contact number 0233 473 827.

10.4 Owners / Occupiers will ensure that no plants, including, but not limited to plants from neighbouring properties, touch the electrical fence on each erf.

11. ELECTRICITY AND WATER

11.1 Water and sewerage consumption will be payable to the Homeowners Association.

11.2 Water must be used sparingly.

11.3 Every owner / occupier is responsible for the purchase of his/her own electricity.

12. LAUNDRY

- 12.1 No laundry and washing of any other nature such as linen or carpets may be hung over walls or in windows or any other place except on a properly constructed washing line or trellis.

13. APPEARANCE FROM OUTSIDE

- 13.1 The owner or occupier of a unit shall not place, store or do anything on any part of the erf, which in the opinion of the trustees is aesthetically displeasing or undesirable when viewed from the outside of the unit.
- 13.2 Owners and occupiers must ensure that units are provided with adequate curtaining or blinds at all times and within 7 (seven) days of taking occupation. All curtains must have linings, and all linings of curtains, and blinds when viewed from outside, must be acceptable to the trustees in their discretion.

14. NOISE

- 14.1 All television, radio, and other appliances, instruments or apparatus emitting sound, including musical instruments, must be kept at audio levels, which are reasonable in the discretion of the Trustee Committee.
- 14.2 The horns of motor vehicles may not be sounded at any time on the common property, except as a warning of imminent danger in the case of an emergency.
- 14.3 No explosives, crackers, fireworks or items of similar nature may at any time be exploded, lit or operated on any erf in the development.
- 14.4 No firearms may be discharged except under such circumstances, which would reasonably justify the use of a firearm for self-defence and related purposes. No ball sports are allowed in roads.
- 14.5 The use of power tools, hammers or any implement, which could cause a noise must be used in such a way that it does not cause a disturbance.
- 14.6 No noise of any nature, from within the development, will be allowed from Sunday to Thursday after 22h00 or on Fridays and Saturdays after 24h00.

15. LETTING AND OCCUPANCY OF HOUSES

- 15.1 All occupiers of houses and other persons granted rights of occupancy by any owner of the relevant house, are obliged to comply with these Conduct Rules, notwithstanding any provision to the contrary contained in, or the absence of provisions in, any lease or any grant of rights of occupancy.
- 15.2 An owner who wishes to let his or her unit, must include the Conduct Rules in the Lease Agreement.
- 15.3 No owner, lessee or occupier of a house shall allow more than 4 (four) adults or a family consisting of 2 (two) adults and not more than 3 (three) children to reside in the unit at any one time.
- 15.4 An owner shall not (1) use his property, or permit it to be used, in such a manner or for such purpose as shall be injurious to the reputation of the complex, or (2) contravene, or permit the contravention of any law, by-law, ordinance, proclamation or statutory regulation, or the conditions of any license, relating to or affecting the occupation of the building or the open areas.