



**RULES OF CONDUCT ESTABLISHED BY THE WATERLAKE FARM HOME
OWNERS' ASSOCIATION**

October 2020

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1. INTRODUCTION

Waterlake farm is a unique development. It is firstly a wildlife reserve, bird sanctuary and then a lifestyle estate. The Home Owner's Association has developed the following Rules of Conduct to preserve and enhance the security, wild life, aesthetics, environment and lifestyle of the estate.

On behalf of the Board of Directors of the Waterlake Farm Home Owners Association (Registration number 2007/020202/08) ("the HOA") we would like to welcome you to the Waterlake Farm Estate ("the Estate"). We wish you a happy and carefree stay in the Estate. We expect all our residents, visitors and contractors to work towards thoughtfulness, tolerance and cooperation so that everyone's stay here will be relaxed and peaceful.

These rules must be applied in conjunction with the Waterlake Building Contractors rules and Waterlake Architectural design rules that can be found on the Waterlake Farm website: www.waterlakefarm.co.za

The prime objective of these rules and regulations are to preserve and enhance the security, aesthetics and environment of the Estate. The rules have been established by the HOA. They are binding upon all occupants of the Estate, as is any decision taken by the Board of Directors interpreting these rules.

The registered owners of the properties at the Estate are responsible to ensure that members of their families, their tenants, visitors, friends and employees abide by these rules.

Harmonious community living is achieved when residents use and enjoy their private property and the public areas of the Estate reasonably. General consideration of all residents by and for each other will greatly assist in assuring harmonious relations in the Estate.

In the event of annoyance or complaints, the parties involved should attempt as far as possible to settle the matter between themselves, exercising tolerance and

consideration. When a problem cannot be resolved, the matter should be brought to the attention of the Board of Directors for further recommendation in terms thereof. The Board of Directors, who meets on a regular basis, will entertain written submissions only.

The decision of the Board of Directors is final and binding in respect of the interpretation of these rules.

- The Board of Directors will enforce these rules in accordance with the Articles of Association of the HOA by either taking steps to remedy the breach, legal action or imposing a system of fines or other penalties payable on demand.
- These rules are equally applicable to all residents.
- These rules may be supplemented/amended/repealed by a majority decision taken by the members of the HOA, in terms of Article 28.9 of the Articles of Association.

Fines are changing from time to time as amended and approved by the owners at the Annual general meeting. The latest fines are available on the website www.waterlakefarm.co.za

2. SUMMARY OF THE RULES

- The estate is a wildlife reserve and bird sanctuary and therefore no pets are allowed on the estate.
- Speed restriction is 30km/h.
- No firearms, air guns, catapults, bow and arrows or other hunting instrument or equipment may be used within the estate.
- The feeding of wild animals is prohibited.
- Driving is only allowed on tarred roads except the gravel road on the southern side of the dam for fishing purposes.
- Quad bikes and similar vehicles are not allowed on the estate with the exception of the security and estate staff.
- Hooters may only be used for emergencies.
- Use of vehicles with noisy exhaust systems is prohibited.
- Wildlife, reptiles, birds, pedestrians, horses and cyclists have right of way on all roads on the estate.
- Collecting of firewood is prohibited in the estate.
- Parking on sidewalks and in the streets opposite intersections are prohibited.
- Silence must be maintained on Sundays and public holidays and between and between 21h00 and 07h00 on any other day.
- Dumping of waste or rubbish on any part of the estate other than the rubbish bins is prohibited. Domestic waste must be placed in a bin on the property.
- Making of fires is prohibited on the common property of the estate with exception of the dedicated fireplaces at the picnic area.
- Picnic activities are only allowed at the picnic area and all the rules of the picnic area must be adhered to at all times.
- Fishing activities are only allowed in areas designated by the HOA. Only catch and release of fish is allowed and catch nets are not allowed.
- All owners, visitors and contractors must at all times adhere to security protocol and are requested to always treat the security personnel in a cooperative and respectful manner.
- Common property as well as the communal facilities may only be used for the purpose for which it was developed and in terms of rules for the usage thereof.
- Building contractors must leave the estate by 17:00.

3. MANAGEMENT OF THE ESTATE

The Management rules pertaining to membership, resignation, levies, the appointment of Board of Directors and their functions, general meetings, quorums, voting and procedures and other related matters are contained in the Memorandum of Incorporation of the HOA. A copy is available at the Estate's and management agent's offices and on the website. The Board of Directors may also appoint personnel to the Estate such as an Estate Manager, Administration Officer and other personnel to fulfil the functions of the HOA. The Board of Directors will determine their duties and tasks.

4. USE OF THE FACILITIES

Any of the Waterlake Farm facilities is only available to members whose levies are paid in full. Any guests must be accompanied by a member.

4.1 POOL, GYM AND SQUASH COURT

- 4.1.1 All persons are expected to conduct themselves in a safe and appropriate manner while making use of the facilities.
- 4.1.2 Rough play and running are not allowed.
- 4.1.3 Girls aged 6 and older, should use the woman's change room.
- 4.1.4 Boys aged 6 and older, should use the men's change room.
- 4.1.5 No children below the age of 12 are allowed in the gym or pool area without adult supervision.
- 4.1.6 No alcohol is allowed in the pool or gym area.
- 4.1.7 The pool and gym area are used at own risk.
- 4.1.8 Bathing caps must be worn at all times while swimming.
- 4.1.9 A towel is compulsory at the pool area. (Please ensure that you are dry before entering the change room)
- 4.1.10 Swim suits must be worn for swimming.
- 4.1.11 People that are still wet from swimming are not allowed in the gym area.
- 4.1.12 A sweat towel is compulsory in the gym area. Please ensure that you dry the equipment after use.
- 4.1.13 All weights must be returned to the stand after use.

- 4.1.14 Appropriate gym clothes and shoes must be used in the gym area.
- 4.1.15 To use the squash court please book in advance with the office. Squash court bookings must be cancelled at least 3 hours in advance failing which a penalty may be levied.
- 4.1.16 ONLY non-marking shoes are allowed in the squash courts.
- 4.1.17 The pool, gym and squash court will be accessible from 07:00 to 18:30 for owners not staying at Waterlake Farm. Bookings must be made through <https://www.onappointmentonly.com/waterlakefarm>

42 TENNIS COURT

- 4.2.1 All persons are expected to conduct themselves in a safe and appropriate manner while making use of the facilities.
- 4.2.2 The tennis area is used at own risk.
- 4.2.3 Maximum of 2 hours bookings allowed.
- 4.2.4 Please book in advance with the estate manager or administration office.
- 4.2.5 Suitable tennis attire is required. No hard soled shoes (definitely no high heels allowed on the court).
- 4.2.6 Tennis court bookings must be cancelled at least 3 hours in advance failing which a penalty may be levied.
- 4.2.7 Only non-marking shoes are allowed on the tennis court.
- 4.2.8 Only tennis activities allowed on the court.
- 4.2.9 Access from **7:00 to 18:30** for all nonresidential owners.
- 4.2.10 Please clean up the clubhouse, switch off all lights, lock the doors and return the key to the gatehouse.

43 RULES FOR PICNIC AREA

- 4.3.1 The picnic area can only be utilized by an owner and their guests. An owner must at all times accompany its guests. All visitors are requested to respect the privacy of other visitors.
- 4.3.2 No loud music.
- 4.3.3 Alcohol consumption beyond the legal limits is not allowed.
- 4.3.4 No littering. Please use the bins provided.
- 4.3.5 Swimming in the dam will be done at own risk. (Please note that the dam

- has a sudden slope.)
- 4.3.6 Children below the age of 12 must be accompanied by an adult at all times while picnicking, fishing or swimming.
- 4.3.7 Only crafts for fishing and recreation purposes licensed with the HOA will be allowed on the dam. Only electric powered (<1kw) motorised boats will be allowed.
- 4.3.8 No person shall pollute or permit the pollution of the river and the dam.
- 4.3.9 No washing of any dishes at the picnic area.
- 4.3.10 Fishing will only be allowed in areas designated for that activity. Fishing rules must be adhered to at all times.
- 4.3.11 Please book in advance with the administration office or estate manager or book at <https://www.onappointmentonly.com/waterlakefarmpicnicarea>
- 4.3.12 The picnic area can only be utilized between 07h00 to 19:00
- 4.3.13 ONLY CHARCOAL FIRES ARE ALLOWED. THE CHIMNEYS WERE NOT DESIGNED TO HANDLE WOODBURN FIRES.
- 4.3.14 Bookings are restricted to 5 (five) vehicles and 14 (fourteen) adults per picnic site.
- 4.3.15 The following arrangement apply:
- No booking will be allowed more than two weeks in advance.
 - A booking should be cancelled at least 48 hours before the booking date. Failing to cancel in time will result in a fine of R250.00
- 4.3.16 The main dams on the estate is for the enjoyment of all the residents and guests accompanied by an owner and they should use the dams in accordance with the rules made from time to time by the Board of Directors. In particular will no motorized boat, except a boat with an electrical more (<1 KW), wet bike or Jet Ski be allowed on the dam or on the river. Canoes and rowing boats and swimming will however be allowed in the dam, but entirely at own risk. The main purpose is however to reserve the privacy and peace of the environment.

44 FISHING RULES AND GUIDLINES

- 4.4.1 Only owners and their guests are allowed to fish and guests must be accompanied with an owner at all times.
- 4.4.2 Fishing is only allowed in the 5 allocated fishing areas around the dam.
- 4.4.3 Maximum 2 rods per person and maximum 4 fishermen per fishing area are allowed.
- 4.4.4 Bass fishing limits per day is 6 bass fishermen.
- 4.4.5 Vehicles must be parked at the allocated parking areas.
- 4.4.6 Bass fishing is only allowed on the South Western portion of the dam. Vehicles must still be parked at the allocated parking areas.
- 4.4.7 Fishing is only allowed in the main dam and at the designated areas.
- 4.4.8 Maximum of 2 hooks per rod is allowed and it is encouraged to use a line thickness of at least 0.40mm. No leaders is allowed due to the amount of water grass in the dam.
- 4.4.9 The release of any fish into Waterlake Farm dams and river from outside the estate is strictly prohibited.
- 4.4.10 Fishing on the Waterlake estate is strictly on catch and release basis.
- 4.4.11 No fish to be kept in fishing nets while fishing.
- 4.4.12 All fish caught must be handled and treated with the utmost care during the capture. A bucket filled with dam water must be available to keep the fish wet whilst out of the water. All fish must be released carefully back into the water, as soon as possible after weighing and photographing.
- 4.4.13 No live bait may be brought into Waterlake estate with the exception of earthworms.
- 4.4.14 No nuts are allowed in bait mix.
- 4.4.15 Fishermen are requested to respect the rights and privacy of other owners and residents. Please keep noise around the fishing waters to a minimum. The playing of loud music at fishing areas is strictly prohibited.
- 4.4.16 Visitors to Waterlake Farm dam must at all times be accompanied by an owner or resident when fishing.
- 4.4.17 Fishing areas are strictly for fishing. No fires are allowed.
- 4.4.18 Fishermen must use bathroom facilities at picnic area.
- 4.4.19 Any off cuts of fishing line must be pocketed or bagged to prevent injury

to the wildlife.

- 4.4.20 Fishermen are kindly requested to remove all rubbish on their departure.
- 4.4.21 You are encouraged to report any anglers not abiding by the above rules.
- 4.4.22 Security and HOA reserve the right at any time, to inspect any bait and tackle being used, including lines which are already in the water as well as vehicles, and bankside equipment.
- 4.4.23 Fishing will only be permitted from 07h00 to 18h30.
- 4.4.24 Owners are requested to inform the HOA or security of any abnormal activities that they may encounter on Waterlake Farm. For example: stress signs in fish (swimming with dorsal fins out of water, lethargic swimming patterns, congregation of fish near water source), wildlife caught in snares or discarded fishing tackle, people bagging fish or any other activity that has a negative impact on the environment.

45 INDEMNITY

Use of the picnic, dam, gym, tennis courts facilities and any common property by residents or their visitors, is entirely at their own risk at all times. Every member of the Association hereby waives any right he may obtain against the Association to claim any damage incurred by virtue of damage to or loss of property or the personal injury of the resident or their visitors while on the estate. Every resident or his/her visitors indemnify the Association against any such claim. This indemnification includes any minor children who are the sole responsibility of their parents.

5. GENERAL RULES

5.1 GENERAL

- 5.1.1 Vehicles of visitors may not be washed in the Estate.
- 5.1.2 Flammable or any other dangerous material that is a fire hazard may not be kept or used in the houses.
- 5.1.3 Fire-hoses/fire extinguishers/fire hydrants may only be used to extinguish fires and may not be used for any other purpose of whatsoever nature.
- 5.1.4 A resident may not store in the house, in a building or on the common property any dangerous substance or perform any dangerous action, or

allow it to happen, which will result in the increase of the premium that the legal entity pays for any insurance policy.

- 5.1.5 No firearms, air guns, **catapults, bows and arrows or any other hunting instrument** may be used within the borders of the Estate, except in the case of an emergency.
- 5.1.6 No resident is allowed to approach any employee of the estate with any request or suggestion. All requests, problems and suggestions should be directed to the Board of Directors, in writing.
- 5.1.7 No residents may issue instructions to security personnel.
- 5.1.8 Employees of the HOA should not, during their working hours, be utilised or hired by residents for private work unless the Board of Directors has approved it.

52 USE OF THE ROAD

- 5.2.1 All roads in the Estate are private roads and are subject to the relevant laws enforced by the Board of Directors as well as all laws and regulations of the RSA.
- 5.2.2 Apart from the above, the Gauteng Road Traffic Ordinance and bylaws regarding road and road usage will also apply.
- 5.2.3 The speed limit throughout the Estate is 30 km per hour.
- 5.2.4 Homeowners are responsible to ensure that all visiting children/guests are made aware of the dangers relating to the use of streets and must take responsibility for their children's/visitors' safety.
- 5.2.5 Drivers of engine-powered vehicles are permitted to drive only on the streets of the Estate. Parks, pavements and green areas are off-limits. Only licensed drivers may operate and drive engine-powered vehicles in the streets of the Estate.
- 5.2.6 Parking on sidewalks and in the streets opposite intersections is prohibited.
- 5.2.7 Pedestrians will frequently cross streets in the Estate and motorists are urged to give them the right of way. Motorists are reminded to always approach crossings with caution.
- 5.2.8 The use of noisy exhaust systems are prohibited.

- 5.2.9 Hooters may only be used for emergencies.
- 5.2.10 Residents' vehicles should be parked in their garages or under shelters to provide space for other vehicles to move.

53 GOOD NEIGHBOURLINESS

- 5.3.1 Any business activity or hobby that is a nuisance or cause aggravation to fellow residents may not be conducted from any property. This includes auctions and jumble sales.
- 5.3.2 No business may be conducted from home without the prior written consent of the Board of Directors. All owners/tenants who wish to conduct businesses from home should apply to the Board of Directors in writing. Such business operations must adhere to the criteria and conditions specified by the Board of Directors and to local municipal bylaws and regulations.
- 5.3.3 Silence should be maintained after 21:00.
- 5.3.4 The volume of music or electronic instruments, partying and the activities of all residents, visitors and domestic helpers should be kept at a level that does not create a nuisance to neighbours.
- 5.3.5 The mechanical maintenance and use of power saws, lawnmowers (electric lawnmowers are preferred), etc. should only be undertaken between 08:00 and 16:00 from Mondays to Fridays and Saturdays **08h00 -13h00. The use of power tools, lawnmowers or similar equipment on Sundays are strictly prohibited.**
- 5.3.6 Washing lines must be suitably screened from neighbouring properties, communal greens, walkways and public roads. Washing may only be hung on washing lines created for this purpose and is hung at the sole risk of the owner.
- 5.3.7 Owners and residents must ensure that domestic workers and other employees do not loiter in the estate, specifically not at any prominent places such as the gate, street and communal property.
- 5.3.8 Advertisements or publicity material by post, or leaflets or by e-mail may not be exhibited or distributed within the estate unless the prior written consent of the Board of Directors have been obtained. This includes "For Sale" boards on houses or any portion of the owner's stand or house, or

common property.

5.3.9 Except in the event of an obligatory stipulation, or the contrary, compelling the Board of Directors to resolve annoyances or complaints, the parties involved should attempt as far as possible to settle the matter between themselves, exercising due tolerance, reasonableness and consideration. Where a dispute cannot be resolved, in particular a dispute between neighbours, the following procedure should be followed:

- The parties involved in the dispute should make written submissions to the Board of Directors.
- The Board of Directors may, at their sole discretion, decide whether or not they will arbitrate on the matter.
- In the event that the Board of Directors are of the opinion that they are entitled to arbitrate on the matter, the decision of the Board of Directors shall be final and binding in respect of the resolution of the dispute.
- In the event that the Board of Directors are of the opinion that they are not prepared to arbitrate in the matter, the Board of Directors may either:
 - Inform the parties involved that the Board of Directors are not prepared to arbitrate in the matter and that the parties should resolve the dispute themselves and/or by legal action and/or arbitration or,
 - The Board of Directors may at its discretion refer the matter to an independent arbitrator, in which case the parties to the dispute shall pay the arbitrator's fees in advance in equal shares.

5.3.10 In this regard the arbitrator's decision shall be final and binding, and the arbitrator shall be entitled to make an award with regard to the legal costs.

5.3.11 No party and/or resident shall have any claim of whatsoever nature for damages against the Board of Directors of the Home Owners Association as a result of a decision taken by the Board of Directors regarding the interpretation of these rules.

5.3.12 In the event of a violation of any law, the matter should be reported to the local authority or the SAPS.

54 RUBBISH REMOVAL

A private contractor collects rubbish and new owners must contract the services of Van Zyl's refuse collections for the refuse removal. Refuse must be placed in a plastic bag and in a bin ready for collection. A resident may not dump or throw rubbish (including garbage, cigarette stubs, leftover food or other dirt) on the common property, nor allow it to happen.

5.4.1 Rubbish and rubbish bins or containers may not be visible to the public on any part of the common property and, when it is placed in front of the doors of houses for removal by the cleaners, it should be hygienically covered so that the sight or smell thereof may not offend other residents. Refuse bags should be used for this purpose.

5.4.2 Rubbish and waste may not be handled in contravention of the regulations of the city council, for example pieces of glass should be wrapped in a double layer of newspaper print.

5.4.3 Cardboard boxes and packaging should be flattened and broken into pieces so that it can be removed in plastic bags or in the containers that are supplied for paper/cardboard by companies.

55 COMMON PROPERTY

5.5.1 Certain areas in the Estate is known as the Common Property to which the members will have access.

5.5.2 The common property may only be used for the purpose for which it was developed, or as adapted by the Board of Directors.

56 OUTSIDE APPEARANCE AND ARCHITECTURAL AND LANDSCAPING MATTERS

5.6.1 The resident of a house may not place anything or do anything on any part of the property or the common property, which, in the Board of Directors' judgment, is aesthetically unpleasant or undesirable when viewed from outside the house.

5.6.2 No decorations, awnings or shelters may be erected on the outside of a house or on the common property without the written permission of the

Board of Directors.

- 5.6.3 All owners have to abide to the prescribed architectural design, construction, quality and building materials of any proposed building to be erected on any stand on the estate.
- 5.6.4 All owners have to abide to the prescribed security, vegetation, landscaping, parking, signage and exterior finishes and maintenance of any stand or building on the property.
- 5.6.5 Water features erected in individual front gardens have to be approved of by the Board of Directors, after submitting a plan thereof.

5.7 ENSURING A PLEASING STREETScape

The collective pride of the Estate depends on the contribution of every owner to create a neat and pleasing streetscape.

- 5.7.1 Each homeowner should maintain the area between the curb and the boundary of his/her property in a clean and pleasing condition.
- 5.7.2 Residents should maintain a high standard of garden, green area and pavement maintenance.
- 5.7.3 Residents should ensure that declared noxious or invader flora are not planted or allowed to grow in their gardens.
- 5.7.4 Private gardens must contain indigenous plants as far as possible, be fully developed and maintained at all times. This includes pest and weed control.
- 5.7.5 Residents may develop the gardens at their own cost and responsibility, taking into account the following limitations:
 - No plants that may cause damage to the drainage system, the paving of the grounds and/or the foundations of the outer walls and/or gutters and drains are permitted.
 - No plants should block the view of drivers or grow on walkways.
 - No plants should obscure the lights on the grounds.
- 5.7.6 Residents may place pot plants on the porches of their houses, subject to:
 - It not being a nuisance to the neighbours.
 - It receives continuous care.
- 5.7.7 All garden tools should be stored out of sight of fellow residents.

- 5.7.8 Sprinkler systems require the approval of the Board of Directors. If the sprinklers are left open continuously, residents may be asked to remove it. (No sprinklers may wet electrical or telephone boxes, the footlights of the neighbours or any security/electric fence.)
- 5.7.9 No rubble or garden refuse may under any circumstances be dumped or discarded in any public area, including green areas, parks, streets, sidewalks, dams, fountains or streams. The owner will be liable for all damages in this regard or for the costs of removal.
- 5.7.10 A resident may not park or leave a vehicle, caravan or trailer on the parking area of the common property.
- 5.7.11 Residents of houses should ensure that their vehicles and that of their visitors and guests do not soil the common property or demarcated parking areas with dripping oil or brake fluid, nor mark these areas in any other way.
- 5.7.12 A resident may not take any vehicle apart or undertake extensive repairs on it on any part of the common property or an area designated for exclusive use.
- 5.7.13 Servicing, except in emergency cases, or rebuilding of vehicles on the estate is not allowed.
- 5.7.14 Gardening of dwellings under construction
- Proactive landscaping and gardening are encouraged as this enhances the aesthetics of a building site.
 - Bona fide gardening is allowed provided that such workers are supervised at all times by the owner.
 - This is provided that such activities are bona fide gardening related and do not involve construction of any sorts. Construction is defined in this context as the building, alteration or modification in any way of a structure on the property.
- 5.7.15 Gardening at completed dwellings
- Gardening, including work on irrigation systems, maybe done on Saturdays, until 17:00. Noisy equipment, such as lawnmowers and trimmers can only be used until 13:00,
 - This is provided that such activities are bona fide gardening related and do not involve construction of any sorts. Construction is defined

in this context as the building, alteration or modification in any way of a structure on the property.

- No Gardening is allowed on Sundays.

58 ENVIRONMENTAL MANAGEMENT

- 5.8.1 Residents and their guests are urged to leave any open space they visit in a cleaner condition than they found it in.
- 5.8.2 Picnicking will only be permitted at areas designated by the Board of Directors.
- 5.8.3 Flora may not be damaged or removed from common property.
- 5.8.4 Fauna of any kind may not be chased, trapped or harmed in any way, in any area of the Estate.
- 5.8.5 The residents' use of any open spaces, including the common property and communal areas are entirely at their own risk at all times. The Board of Directors will entertain no claims for damages of whatsoever nature or from whatsoever cause.
- 5.8.6 Individual owners be not be permitted to have boreholes.
- 5.8.7 Municipal water should be used sparingly at all times.

59 SECURITY

- 5.9.1 The security guards are performing difficult and important functions. They should not be abused under any circumstances, rather assist them.
- 5.9.2 Security protocol at the gate must be adhered to at all times. Under no circumstances may residents or any person other than the security personnel be allowed into the gatehouse.
- 5.9.3 The identity system for permanent workers and temporary workers must be enforced conscientiously by every owner with respect to people in his/her employ.
- 5.9.4 All owners must request visitors to adhere to security protocol and residents are requested to always treat the security personnel in a cooperative and respectful manner.
- 5.9.5 All owners must ensure that contractors and employees in their employ adhere specifically to the security stipulations.

- 5.9.6 The security barrier (area between the electric fence and 4-foot barbed wire fence) is a no access zone. The high voltage security fence is dangerous, therefore access to this section is prohibited.
- 5.9.7 All burglary attempts or instances of fence jumping must immediately be reported to a member of the security staff and/or the security guard.
- 5.9.8 Residents are responsible for the security of their houses.
- 5.9.9 Should residents purchase alarm systems for their houses, these should be compatible with the electronics of the Estate's security system if they want it to be linked with the Estate's security system.
- 5.9.10 The Estate will be manned by security personnel 24 hours a day and will be patrolled.
- 5.9.11 New occupants (owners/residents) must register at the main gate with security so that visitors can gain access to the Estate.
- 5.9.12 Properties may not be secured by a fence.
- 5.9.13 Residents may not loan their access tags to any other persons.
- 5.9.14 No parcels may be left at the gatehouse.
- 5.9.15 All domestic and garden workers should be registered at the main gate to gain access to the estate.
- 5.9.16 Residents who enter the Estate by the main gate with domestic or garden workers in their vehicle must adhere to security rules.
- 5.9.17 No residents may request any of the personnel or security personnel to protect or watch their property, or to interfere in a domestic dispute.
- 5.9.18 Disputes with neighbours and the enforcement of any law or by laws are standard police matters and are not the responsibility of security staff. These issues should be reported to the police or Board of Directors – not to security. Security and management can only enforce the estate rules.
- 5.9.19 Prospective buyers of property will under no circumstances be allowed in the Estate unless accompanied by an accredited Estate agent or an owner.
- 5.9.20 No hawkers are allowed in the Estate.
- 5.9.21 The ultimate responsibility of security lies with the residents themselves. The cooperation and support of all residents are needed to enhance security in the Estate.

5.10 VISITORS

Residents are requested to inform their visitors of the rules of the Estate especially about the speed limit and to inform guests that positive identification is required for access to the Estate.

The visitor's information will be recorded on the control list of the Security Officer. No person will be allowed to enter the Estate if the Homeowner is not reachable on the telephone numbers provided. The cost of telephone calls to the house will be for the account of the resident.

The drivers of delivery vehicles should provide positive identification, and the full procedure regarding the completion of the control list and granting of access.

5.11 LETTING AND RESELLING PROPERTY

The nature of this Estate requires certain restrictions on the manner in which Estate agents may operate. Therefore:

- Only an accredited Estate agent may be selected to manage the sale or lease.
- The accredited agent and the owner must ensure that the buyer and/or tenant is informed of and receives a copy of these rules and the Management Rules, so that these rules are attached as an annexure to any deed of sale or lease agreement.
- A clearance certificate must be obtained from the HOA at a cost to the seller prior to any transfer of the property.
- No property may be let or utilised for the purpose of a commune, or solely for offices or businesses.
- Agents may only operate on a "by appointment" basis, and must personally accompany a prospective purchaser or lessee. Agents and private sellers are not permitted to erect any "For sale" or "Show house" or "To let" signage boards.

5.12 ACCREDITATION OF ESTATE AGENTS

- 5.12.1 An Estate agent is accredited after signing an agreement to the effect that such agent will abide by the stipulated procedures applicable to the sale and/or lease of the property in the Estate, and after having been inducted in respect of the concepts, rules and conditions under which a purchaser

and/or lessee acquires and/or leases property in the Estate.

5.12.2 Accreditation of Estate agents may be reviewed by the Board of Directors from time to time and an updated list of accredited agents is available from the Estate management.

5.13 PETS

No pets are allowed.

5.14 EXCLUSIVE USE AREAS

Certain Exclusive use areas or usage servitudes are excluded from the common property and is reserved for the exclusive use of the owner of the specific stand being stand 422-437; 498-509; 602-623. These areas are the open areas between the dams and the boundary nearest to the dam in the case of stand 422-437; 498-509 and between the start of the steep incline of the ridge towards the nearest boundary of stand 602- 623. The owners of these stands may not erect any structure on the said exclusive use areas except when approved by the Home Owners Association in advance in its sole discretion.

Furthermore no grass, trees or scrubs may be removed or planted or garden made without written consent having been obtained from the Home Owners' Association in advance which consent will be in the absolute discretion of the Home Owners Association.