



**RULES OF CONDUCT ESTABLISHED BY THE WATERLAKE FARM  
HOMEOWNERS' ASSOCIATION**

February 2025

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## **1. INTRODUCTION**

Waterlake Farm Estate, hereafter referred to as the Estate is a unique development. It is firstly a wildlife reserve, bird sanctuary and then a lifestyle estate. The Homeowner's Association has developed the Rules of Conduct to protect the investment of the owners, protecting the fauna and flora and to ensure a tranquil, secure and peaceful environment for its residents.

On behalf of the Board of Directors of the Waterlake Farm Homeowners 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.

These rules must be applied in conjunction with the Estate Building Contractors rules and Waterlake Farm Estate Architectural design rules that can be found on the Waterlake Farm website: [www.waterlakefarm.co.za](http://www.waterlakefarm.co.za)

The Rules of the HOA are founded on the Memorandum of Incorporation (MOI) and are administered and imposed by the Board of Directors. These rules intend to protect the lifestyle and investment of Owners and Residents rather than to limit the freedom of any individual. Accordingly, Residents are not only bound by these rules but are also protected by them. It is the responsibility of every owner/resident to ensure that their invitees also abide by these rules.

Owners, (natural and juristic persons), automatically become members of the HOA and accept the accountability on behalf of the members of their households, tenants, visitors and employees to comply with the provisions of the HOA's Governing Documents, which inter alia, include the MOI, Rules of Conduct, , etc with effect from the time the property they acquired is registered in his/her/their name, whether they reside at Waterlake Farm Estate or not. In signing a lease contract for any property in Waterlake Farm Estate, the tenant is made aware of these Documents and assumes responsibility to comply during his/her/their stay.

The Board of Directors will enforce these rules in accordance with the Memorandum of Incorporation, 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.

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

**Fines are changed from time to time as approved by the Board. The latest fines are available on the website [www.waterlakefarm.co.za](http://www.waterlakefarm.co.za)**

## **2. 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 Estate Manager, Administration Officer and other personnel to fulfil the functions of the HOA. The Board of Directors will determine their duties and tasks.

## **3. USE OF THE FACILITIES**

### **3.1 GENERAL**

The Waterlake Farm facilities are only available to members whose levies are paid in full. Guests of residents are welcome to use the picnic area and the squash and tennis courts, provided that they are accompanied by a resident.

When a property is leased, the tenant acquires the privilege to use the estate's amenities. To avoid any misunderstandings, while the property is rented out, the owner will have no right to book and use the facilities.

### **3.2 INDEMNITY**

Use of the picnic, dam, gym, tennis courts facilities and any common property by residents or their visitors, is always used entirely at their own risk. 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.

### **33 POOL**

- 3.3.1 All individuals are required to behave in a safe and appropriate manner while utilizing the facilities.
- 3.3.2 Females aged six and above should utilize the women's change room. Males aged six and above should utilize the men's change room.
- 3.3.3 Children under the age of twelve are not permitted in the pool area without adult supervision.
- 3.3.4 The consumption of alcohol is prohibited.
- 3.3.5 Facilities and equipment are used at own risk.
- 3.3.6 A towel is mandatory in the pool area. (Please ensure you are dry before entering the change room.)
- 3.3.7 Swimsuits must be worn for swimming.
- 3.3.8 Individuals still wet from swimming are not allowed in the gym area.

### **34 GYM**

- 3.4.1 A sweat towel is compulsory.
- 3.4.2 Dry the equipment and return the weights after use.
- 3.4.3 Wear appropriate gym clothes and shoes.
- 3.4.4 Clean up after yourself (and, if you must, other patrons)
- 3.4.5 No music is allowed in the gym, but the use of earphones is permitted
- 3.4.5. Gym equipment is used at own risk
- 3.4.6. Children under the age of 12 are not permitted in the gym without adult supervision.
- 3.4.7. The consumption of alcohol in the gym is prohibited.
- 3.4.8. Return the equipment to the correct place after use.
- 3.4.9. Only residents and vacant stand owners are allowed to use the facility.
- 3.4.10. No loitering in the gym area

## **35 SQUASH COURTS**

- 3.5.1 The consumption of liquor is not allowed on the squash courts.
- 3.5.2 All persons are expected to conduct themselves in a safe and appropriate manner while making use of the facilities.
- 3.5.3 The squash courts are used at own risk.
- 3.5.4 Only squash activities are allowed on the court.
- 3.5.5 Suitable squash attire and non-marking squash shoes must be worn.
- 3.5.6 Please book the courts at  
<https://waterlakefarm.simplybook.me/v2/#book>
- 3.5.7 Maximum of 90 minutes bookings allowed.
- 3.5.8 Squash court bookings must be cancelled at least 3 hours in advance failing which a penalty may be levied.

## **36 TENNIS AND PICKLE BALL COURTS**

- 3.6.1 All persons are expected to conduct themselves in a safe and appropriate manner while making use of the facilities.
- 3.6.2 The tennis and pickle ball courts are used at own risk.
- 3.6.3 Only tennis / pickle ball activities are allowed on the courts.
- 3.6.4 Suitable tennis attire and non-marking tennis shoes must be worn.
- 3.6.5 Please clean up the clubhouse, switch off all lights, lock the doors and return the key to the safe allocated at the club house.
- 3.6.6 Switch off lights after use.
- 3.6.7 Please book the courts at  
<https://waterlakefarm.simplybook.me/v2>
- 3.6.8 Maximum of three hours bookings allowed.
- 3.6.9 Court bookings must be cancelled at least 3 hours in advance failing which a penalty may be levied.
- 3.6.10 No music is allowed.
- 3.6.11 Please respect the privacy of residents in the area.
- 3.6.12 Tennis and pickle courts are open between 6:00 and 22:00.
- 3.6.13 Switch off the floodlights when leaving.

### 3.7 PICNIC AREA

- 3.7.1 The picnic area can only be used by a resident and their guests.  
A resident must accompany its guests at all times
- 3.7.2 Please respect other visitors to the picnic area.
- 3.7.3 No music.
- 3.7.4 No littering. Please use the bins provided.
- 3.7.5 Swimming in the dam is done at own risk. (Please note that the dam has a sudden slope.)
- 3.7.6 Children younger than twelve must be always accompanied by an adult while using the picnic area and other facilities.
- 3.7.7 No person shall pollute or allow the pollution of the river and the dam.
- 3.7.8 No washing of any dishes at the picnic area, except for the designated area behind the main picnic site.
- 3.7.9 Please book in advance with the administration office or estate manager or book at <https://waterlakefarm.simplybook.me/v2>
- 3.7.10 The picnic area can only be used between 07:00 to 19:00
- 3.7.11 **ONLY CHARCOAL FIRES ARE ALLOWED. THE CHIMNEYS WERE NOT DESIGNED TO COPE WITH WOODBURN FIRES.**
- 3.7.12 Bookings are restricted to 5 (five) vehicles and 14 (fourteen) adults per picnic site and a maximum of twenty-five people for the main picnic site.
- 3.7.13 Any gazebo, jumping castle or similar equipment, should be next to the picnic spot that was booked and should not be nuisance to other patrons.
- 3.7.14 The following arrangement apply:
  - No booking will be allowed more than 8 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
  - Only one picnic site plus the main picnic site may be booked by one resident.
- 3.7.15 The main dam on the estate is for the enjoyment of all the



residents and guests accompanied by a resident and they should use the dam in accordance with the rules made from time to time by the Board of Directors.

- 3.7.16 Only row boats, canoes, or watercraft with a motor of 1kw or smaller, are allowed on the dam or on the river.

## **38 FISHING**

- 3.8.1 Only residents and their guests are allowed to fish and guests must be always accompanied by a resident.
- 3.8.2 Fishing is only allowed at allocated fishing areas around the main dam.
- 3.8.3 Maximum two rods per person and maximum four fishers per fishing area are allowed.
- 3.8.4 No live bait may be brought into Waterlake Farm Estate except for earthworms.
- 3.8.5 No nuts are allowed in bait mix.
- 3.8.6 Fishing on the Estate is strictly on catch and release basis.
- 3.8.7 No fish to be kept in fishing nets while fishing.
- 3.8.8 All fish caught must be 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.
- 3.8.9 Maximum of two hooks per rod is allowed and it is encouraged to use a line thickness of at least 0.40mm. No leaders are allowed due to the amount of water grass in the dam.
- 3.8.10 The release of any fish into Estate dams and river from outside the estate is prohibited.
- 3.8.11 Fishers are requested to respect the rights and privacy of other residents. Please keep noise around the fishing waters to a minimum.
- 3.8.12 The playing of music at fishing areas is prohibited.
- 3.8.13 Fishing areas are strictly for fishing and no fires are allowed.
- 3.8.14 Fishers must use bathroom facilities at picnic area.

- 3.8.15 Any off cuts of fishing line must be pocketed or bagged to prevent injury to the wildlife.
- 3.8.16 Fishers are kindly requested to remove all rubbish on their departure.
- 3.8.17 You are encouraged to report any anglers not abiding by the above rules.
- 3.8.18 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.
- 3.8.19 Fishing will only be permitted from 07:00 to 19:00.
- 3.8.20 Vehicles must be parked at the allocated parking areas.
- 3.8.21 Residents are requested to inform the HOA or security of any issues they may encounter on the Estate such as, 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.

#### **4. GENERAL**

- 4.1 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 and within the legislation
- 4.2 No animal may be harmed by any resident or visitor.
- 4.3 The feeding of wild animals is prohibited.
- 4.4 Collecting of firewood is prohibited in the estate.
- 4.5 Dumping of waste or rubbish on any part of the estate other than the rubbish bins is prohibited. Domestic waste and garden refuse must be placed in bins on the property for collection.
- 4.6 Making of fires are prohibited on the common property of the estate with exception of the dedicated fireplaces at the picnic area.
- 4.7 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.

- 4.8 Flammable or any other dangerous material that is a fire hazard may not be kept or used in the houses.
- 4.9 Firehoses/fire extinguishers/fire hydrants may only be used to extinguish fires and may not be used for any other purpose of whatsoever nature.
- 4.10 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.
- 4.11 No resident is allowed to approach any employee of the estate with any request instruction or suggestion. All requests, concerns and suggestions should be directed to the Board of Directors, in writing at [info@waterlakefarm.co.za](mailto:info@waterlakefarm.co.za).
- 4.12 Employees of the HOA should not, during or outside their working hours, be utilised or hired by residents for private work unless approved by the Board of Directors.
- 4.13 Employees of the HOA must be respected and no resident will verbally or physically abuse or threaten any employee.

## **5. USE OF THE ROADS**

- 5.1 All roads in the Estate are private roads and are subject to the relevant rules enforced by the Board of Directors.
- 5.2 Apart from the above, the National and Gauteng Road Traffic Ordinance and bylaws regarding road and road usage will also apply.
- 5.3 The speed limit throughout the Estate is 30 km per hour. Drivers exceeding the speed limit will be fined.
- 5.4 Driving is only allowed on tarred roads, except for the gravel road on the southern side of the dam and only for fishing purposes. This road may not be used between 19:00 and 7:00. Driving on pavements and green areas are prohibited.
- 5.5 Only licensed drivers may operate and drive any vehicle.
- 5.6 No Quad bikes or similar vehicles are not allowed on the estate except for the security and estate staff.

- 5.7 Battery operated golf carts and similar vehicles are allowed provided that a person with a valid driver's license operates the vehicle.
- 5.8 Hooters may only be used for emergencies.
- 5.9 Use of vehicles with noisy exhaust systems is prohibited.
- 5.10 Parking on sidewalks, common property and in the streets opposite intersections is prohibited.
- 5.11 Wildlife, pedestrians, horses and cyclists have right of way on all roads of the estate.

## **6. GOOD NEIGHBOURLINESS**

- 6.1 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.
- 6.2 No business may be conducted from homes, without the prior written consent of the Board of Directors. All residents 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.
- 6.3 Silence must be maintained on Sundays and public holidays and between 21:00 and 07:00 on any other day.
- 6.4 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.
- 6.5 The mechanical maintenance and use of power tools, lawnmowers (electric lawnmowers are preferred), etc. should only be undertaken between 07:00 and 17:00 from Mondays to Fridays and Saturdays 07:00 -13:00. The use of power tools, lawnmowers or similar equipment on Sundays and Public Holidays are strictly prohibited.
- 6.6 Generators may only be operated between 5:30 and 22:00 and may not cause a nuisance to your neighbours. All generators must be enclosed, preferably in a Quiet Box and comply to the local bylaws, with specific reference to Gauteng Noise Control Regulation 1999, the Noise management Policy of the City of Tshwane, SANS 10103: 2008

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(The measurement and rating of environmental noise with respect to annoyance and to speech communication) and South African National Standard: NRS 098:2008 (Guidelines for the installation and safe use of portable generators on utility networks). It is the resident of the property's responsibility to implement actions to mitigate the emission of fumes from the generator that could affect neighbouring properties.

- 6.7 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 resident.
- 6.8 Residents must ensure that domestic workers and other employees do not loiter in the estate.
- 6.9 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 stand or house, or common property.

6.10 **Gardening**

6.10.1 **Gardening at completed dwellings.**

- Gardening, including work on irrigation systems, are allowed on Weekdays from 7:00 to 17:00 and Saturdays from 7:00 to 17:00. Noisy equipment, such as lawnmowers and trimmers can only be used on Saturdays until 13:00 and weekdays between 7:00 and 17:00.
- Gardening can be done on public holidays, but no power tools or any other equipment that makes a noise may be used.
- Gardening is not allowed on Sundays.

6.10.2 **Gardening of dwellings under construction**

- All the rules of 6.10.1 are also applicable as well as all the rules in 6.10.2

- Proactive landscaping and gardening are encouraged as this enhances the aesthetics of a building site.
- Bona fide gardening is allowed during weekends if such workers are always under supervision by the homeowner.
- 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.

#### 6.11 **USE OF CONTRACTORS / SERVICE PROVIDERS**

The intention of this rule is to create a peaceful environment for residents during the December break, free of the noise created by construction activities.

No contractors or service providers will be allowed access to the estate during the builder's recess in December, except for emergency repairs to dwellings. Emergency repairs are repairs that must be done to prevent further damage to the property. The following are examples of activities not permitted during the recess, the installation of new solar systems, air conditioners or DSTV, the painting of dwelling and any other modification to existing and buildings under construction. When there is a dispute to what defines an emergency repair the board will have the final say. The dates for the recess will be announced annually by the board, but it is typically from the Friday, preceding the 16<sup>th</sup> of December until the second Monday in January.

### **7. RUBBISH REMOVAL**

A private contractor collects garden and domestic refuse. New residents 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 garbage) on the common property, nor allow it to happen.

- 7.1 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.
- 7.2 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.
- 7.3 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.
- 7.4 No garden refuse will be collected with the domestic refuse and an additional bin for this purposes should be arranged with Van Zyl's
- 7.5 On collection day, all refuse should be placed in a closed bin on the pavement. Refuse left in a plastic bag on the pavement is not allowed. Bins should preferably be monkey proof by adding a latch on the lid.

## **8. COMMON PROPERTY**

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

- 8.1 The common property may only be used for the purpose for which it was developed, or as adapted by the Board of Directors.
- 8.2 No structures may be erected, 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 Homeowners Association.

## **9. OUTSIDE APPEARANCE AND ARCHITECTURAL AND LANDSCAPING MATTERS**

The residents 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. There should be strict adherence to the aesthetic rules of the estate

- 9.1 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.
- 9.2 All owners must abide to the prescribed architectural design, construction, quality and building materials of any proposed building to be erected on any stand on the estate.
- 9.3 All owners must abide to the prescribed security, vegetation, landscaping, parking, signage and exterior finishes and maintenance of any stand or building on the property.
- 9.4 Water features erected in individual front gardens have to be approved of by the Board of Directors, after submitting a plan thereof.

## **10. ENSURING A PLEASING STREETSCAPE**

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

- 10.1 Each resident should maintain the area between the curb and the boundary of his/her property in a clean and pleasing condition.
- 10.2 No changes, including the painting of properties, may be done, without the explicit approval of the aesthetics committee.
- 10.3 Residents should maintain a high standard of garden and pavement maintenance.
- 10.4 Residents should ensure that declared noxious or invader flora are not planted or allowed to grow in their gardens.
- 10.5 Private gardens must contain indigenous plants as far as possible, be fully developed and always maintained, this includes pest and weed control.
- 10.6 Residents may develop the gardens at their own cost and responsibility, considering 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.
- 10.7 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.
- 10.8 All garden tools should be stored out of sight of fellow residents.
- 10.9 No sprinklers may wet electrical or telephone boxes, the footlights of the neighbours or any security/electric fence.
- 10.10 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.
- 10.11 A resident may not park or leave a vehicle, caravan or trailer on the parking area of the common property.
- 10.12 Residents should ensure that their vehicles and that of their visitors and guests do not soil the common property or demarcated parking areas with oil or brake fluid, nor mark these areas in any other way.
- 10.13 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.
- 10.14 Servicing of, or rebuilding of vehicles, except in case of an emergency, on the estate is not allowed.

## **11. CONSTRUCTION AND INSTALLATIONS OR ANY OTHER RELATED ACTIVITY**

- 11.1.1 Construction to new buildings and approved alterations to existing buildings may only be done from Monday to Friday 7:00 to 17:00, within the building period.
- 11.1.2 Installation of air conditioners, Satellite dishes, Solar systems a. may be done from Monday to Friday 7:00 to 17:00 and Saturday 7:00 to 13:00.
- 11.1.3 Emergency repairs to existing homes may be done from Monday to Sunday 7:00 to 17:00. Emergency repairs outside these times must

be approved by management.

11.1.4 No building or related activities during the builder's recess period in December and January.

11.1.5 No contractors, installers or any similar service providers are allowed on the estate during the builder'

## **12. ENVIRONMENTAL MANAGEMENT**

121 Residents and their guests are urged to leave any space they visit in a cleaner condition than they found it in.

122 Picnicking will only be permitted at areas designated by the Board of Directors.

123 Fires are not permitted on common property, except for the designated areas.

124 Flora may not be damaged or removed from common property.

125 Fauna of any kind may not be chased, trapped or harmed in any way, in any area of the Estate.

126 The residents' use of any open spaces, including the common property and communal areas are always entirely at their own risk. The Board of Directors will entertain no claim for damages of whatsoever nature or from whatsoever cause.

## **13. BOREHOLES**

13.1 Registered owners of a portion in Portion 337 of the farm Boschkop 369 may with the approval of the Board of Directors of the HOA sink a borehole on his/her property/portion on the following conditions:

13.1.1 All owners must apply to the Board of Directors for approval before starting the drilling process.

13.1.2 Residents are given permission to drill and equip 1 (one) borehole with a pump on their property (all cost will be for the owner).

13.1.3 Dust suppression is a prerequisite during drilling (water to be injected while drilling).

13.1.4 The following need to be submitted in writing to the  
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Homeowners associations (HOA) on completion of the construction and equipping of the borehole:

- The geological profile and the airlift yield of the newly drilled borehole (drillers report is sufficient).
- Yield testing certificate (at least a 4-hour yield test).
- Depth and technical specifications of the installed pump.
- Analysis of potable samples according to SANS 241 requirements.

13.1.5 Borehole drilling can be done Monday to Friday 7:00 to 17:00, within the builder's period. No drilling may be done when building activities are suspended during the builder's holiday.

13.1.6 25mm LDPE observation pipe (irrigation pipe) from the pump depth to the surface, open at the bottom, should be installed when equipping the borehole. This is a low-cost installation and allows for a 'window' of access down the borehole to measure water levels.

13.1.7 No borehole should be pumped at a yield exceeding 10 000 litres per day and the pumping time may not exceed 8 hours per day.

13.1.8 Bi-annual water level monitoring in boreholes (April and September) should be conducted and reported to the HOA. Anomalous lowering in the static water levels may indicate that the aquifer is utilized in an unsustainable way and abstraction rates needs to be decreased.

13.1.9 The risk of and utilizing the borehole water lies with the owner.

13.1.10 The HOA, its Directors, representatives, and other owners are indemnified against any or all claims that may arise from utilizing the groundwater on his/her portion.

## **14. SECURITY**

14.1 The security guards are performing difficult and important functions.

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They should not be abused under any circumstances, rather assist them.

- 14.2 Security protocol at the gate must be always adhered to. Under no circumstances may residents or any person other than the security personnel be allowed into the gatehouse.
- 14.3 The access system for permanent and temporary workers must be adhered to by every resident.
- 14.4 All residents must request visitors to adhere to security protocol and residents are requested to always treat the security personnel in a cooperative and respectful manner.
- 14.5 All residents must ensure that contractors and employees in their employ adhere specifically to the security stipulations.
- 14.6 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.
- 14.7 All burglary attempts or instances of fence jumping must immediately be reported to a member of the security staff or management.
- 14.8 Residents are responsible for the security of their houses.
- 14.9 New Residents must register for Biometric access at the main gate to gain access to the estate.
- 14.10 Fencing of properties must be done in line with the Aesthetic Rules.
- 14.11 No parcels may be left at the gatehouse or will be collected on behalf of the resident by estate personnel.
- 14.12 Residents who enter the Estate by the main gate with domestic or garden workers in their vehicle must adhere to security rules.
- 14.13 No residents may request any of the personnel or security personnel to protect or watch their property, or to interfere in a domestic dispute.
- 14.14 Disputes between residents and the enforcement of any law or by-laws are standard metro / police matters and not the responsibility of security staff. These issues should be reported to the police or Board of Directors and not to security. Security and management can only enforce the estate rules.
- 14.15 Prospective buyers of property will not be allowed in the Estate unless accompanied by an accredited Estate agent or an resident.

- 14.16 No hawkers are allowed in the Estate.
- 14.17 The ultimate responsibility of security lies with the residents.

## **15. VISITORS**

- 15.1 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.
- 15.2 The visitor's information will be recorded on the control list of the Security Officer.
- 15.3 No person will be allowed to enter the Estate if the Homeowner is not reachable on the telephone numbers provided.
- 15.4 The cost of telephone calls to the house will be for the account of the resident.
- 15.5 The drivers of delivery vehicles should provide positive identification, and the full procedure regarding the completion of the control list and granting of access.
- 15.6 Vehicles of visitors may not be washed in the Estate.

## **16. LETTING AND RESELLING PROPERTY**

The nature of this Estate requires certain restrictions in the way Estate agents may operate.

- 16.1 Only an accredited Estate agent may be selected to manage the sale or lease.
- 16.2 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.
- 16.3 A clearance certificate must be obtained from the HOA at a cost to the seller prior to any transfer of the property.
- 16.4 No property may be let or utilised for the purpose of a commune, or solely for offices or businesses.
- 16.5 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.

## **17. ACCREDITATION OF ESTATE AGENTS**

- 17.1 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.
- 17.2 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.

## **18. PETS**

The estate is a wildlife reserve and bird sanctuary and therefore no pets are allowed on the estate.

## **19. EXCLUSIVE USE AREAS**

- 19.1 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.
- 19.2 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.
- 19.3 The owners of these stands may not erect any structure on the said exclusive use areas except when approved in writing by the Homeowners Association in advance in its sole discretion.
- 19.4 **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 Homeowners Association.**

## **20. DISPUTES**

20.1 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 between residents cannot be resolved 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.

20.2 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.

- 20.3 No party and/or resident shall have any claim of whatsoever nature for damages against the Board of Directors of the Homeowners Association as a result of a decision taken by the Board of Directors regarding the interpretation of these rules.
- 20.4 In the event of a violation of any law, the matter should be reported to the local authority or the SAPS.