

FERNKLOOF ESTATE RULES – HILLSIDE VILLAGE

1.0 INTRODUCTION

The Fernkloof Estate (“the Estate”) has been designed to provide a comfortable and secure living environment and lifestyle for the residents of the Estate. The intention of these rules is that of protecting and enhancing this lifestyle and the environment of the Estate. These rules are binding upon all owners, residents, visitors and contractors, as are decisions taken by the trustees in interpreting or enforcing these rules. The registered owners of properties are responsible for ensuring that members of their families, tenants, visitors, friends and all their employees are aware of, and abide by, these rules. The Fernkloof Master Property Owners Association (MPOA) reserves the right to modify, amend, add to, or delete any of these rules from time to time.

This document should be read in conjunction with the other documentation issued to purchasers that includes the design guidelines for the Fernkloof Estate, the Constitution of the Fernkloof Master Property Owners Association, the Constitution of the relevant Precinct Estate Property Owners Association, and the Contractors Agreement which stipulates the conditions under which construction may take place on the Estate.

The Fernkloof Estate is a private estate, which permits a higher degree of control of the living environment than would be the case in a normal suburb. Therefore these structures have been set up to manage this environment and to exercise certain objectives such as access control and general on site security.

2.0 USE OF THE STREETS

- 2.1 The speed limit is 20kph.
- 2.2 The use of motorcycles, quad bikes, scramblers, motorised scooters or other vehicles with noisy exhaust systems is prohibited anywhere on the Estate.
- 2.3 Hooting at the entrance or anywhere within the estate is prohibited.
- 2.4 Owners must first make use of the three parking bays available on their property, before parking in the street will be allowed.

3.0 LANDSCAPING & MAINTENANCE OF VERGES

- 3.1 It is a requirement that the homeowner landscape and maintain the verge(s) adjacent to his property and that the road surface is kept free from sand, stone or any other foreign material emanating from the verge.
- 3.2 UNDER NO CIRCUMSTANCES MAY ANY TREES BE REMOVED ON THE GOLF COURSE. However, under special circumstances, application can be made in writing to the MPOA for removal of trees on the housing precincts.

4.0 REFUSE REMOVAL

- 4.1 Refuse removal is undertaken by the local authority every Friday. Refuse must be placed in a municipal approved bin. These bins can be ordered from the municipality at a cost of R784.00 (VAT incl.). If this is a problem for the owner to arrange with the Municipality, the Estate Manager can attend to it on behalf of the owner, at an additional cost of R200.00 (total cost – R984.00).

5.0 DOGS AND OTHER ANIMALS

- 5.1 All dogs should be kept on a leash at all times when on the common property. No resident shall permit their dog(s) to cause a nuisance to other residents. This applies particularly to barking and defecating on common areas.

5.2 Walking of dogs on golf course property will not be allowed at any time.

6.0 LETTING AND RE-SELLING OF PROPERTY - OUTSIDE AGENTS AND SHOWING OF HOUSES

6.1 Re-sales and letting of property is permitted by any registered Estate Agent, but owners are advised to ensure that agents are fully appraised with all the rules and regulations pertaining to the sale or letting of property within the estate.

6.2 No signage is permitted on any plot or on any part of the common property.

6.3 Owners are advised to ensure that tenants are fully aware of the contents of the Estate Rules, and to ensure that they comply with it at all times. Tenants will only be allowed access with a remote control or when owners have notified the guards.

7.0 PAYMENT OF LEVIES

7.1 Levies are due and payable by debit order on the first day of each and every month. Interest of 4% above prime will be raised on all amounts in arrears.

8.0 SECURITY AND ACCESS CONTROL

8.1 A central feature to the quality of life at the Fernkloof Estate is security. The Estate is fully protected by electrified fencing that is designed to prevent unauthorised access to the Estate. The fence is also intended to deter baboons from entering the Estate. The electrical fencing will be monitored by the gatehouse closest to it. Each gate house will control their own access system. The office of the Estate Manager is situated at Lakeside Village.

8.2 An important element of a secure lifestyle is that of prevention and deterrence. Residents are requested to familiarise themselves with the procedures which have been developed to manage the influx of people and vehicles with the minimum disruption whilst at the same time protecting the residents. From time to time certain changes may be made to some of these procedures, and residents will be advised accordingly. Residents are reminded that they have the responsibility for the conduct of their visitors and for ensuring that they adhere to the security procedures.

9.0 REMOVAL OF ALIEN VEGETATION

9.1 Property owners must ensure that properties are free of weeds and alien vegetation and that undeveloped erven are neat and tidy at all times. In this regard the relevant precinct POA and/or the MPOA shall be entitled without prior notification to clear any property of alien vegetation and recover the cost thereof from the relevant property owner.

9.2 Property owners are required to take appropriate steps to ensure that any surface erosion does not result in the accumulation of soil on the roads and sidewalks.

10.0 APPOINTMENT OF CONTRACTORS

10.1 Once appointed by the property owners, Contractors will be required to enter into a Contractors Agreement with the MPOA. The agreement is designed to regulate the activities and conduct of contractors within the Estate.

11.0 MAINTENANCE OF STRUCTURES INCLUDING BOUNDARY WALLS:

11.1 Homeowners are required to maintain all structures on their properties, including boundary walls, in good condition.

12.0 BUILDING HOURS

12.1 Building hours are restricted to the following times:

Monday – Friday	07h00 to 17h00 (Estate to be vacated by 17h30)
Saturday	No work permitted

Sunday	No work permitted
Public Holidays	No work permitted

Contractors will be advised by letter in the beginning of December each year, when the builders' holiday will start and end, during which period no contractor or subcontractors will be allowed in the Estate, unless it is an emergency.

13.0 DOMESTIC STAFF

- 13.1 The relevant precinct POA and/or the MPOA shall be entitled to require that details of domestic staff be supplied to and shall furthermore be entitled to put into place such procedures as may be applicable for the control of access to the Estate by domestic staff.

14.0 PARKING OF BOATS, CARAVANS AND TRAILERS

- 14.1 Owners/Residents will not be allowed to park any boats, caravans or trailers on the street front on an ongoing basis.

15.0 NOISE

- 15.1 Persistent and excessive noise such as loud music and partying must be restricted as not to offend neighbours. Where a function likely to be noisy is arranged, it would be common courtesy to advise neighbours likely to be affected. In any event any activity of the type described or similar should not go beyond 23h00.