

6 May 2013



## HOUSE RULES- HOUSES

### INTRODUCTION

These rules are the House Rules published by the Architect / Home Owners Association - HOA to promote, advance and protect the communal interests of the members and owners of **Outeniqua Vue**, George.

As is customary in this type of development, the residents will have control of the management of the estate via elected Home Owners Association – HOA

### DEFINITIONS AND INTERPRETATION

The interpretation, application and enforcement of these rules, will be subject to the rules of natural justice and will be appropriately limited by its purpose. ALL rules must be reasonable and must apply equally to all owners of erven put to substantially the same use. In these rules words shall, unless the context otherwise indicates, have the meanings as assigned to them by the Home Owners Association.

### SPECIAL CIRCUMSTANCES

Should circumstances arise requiring the relaxation of a rule, owners may apply to the HOA for a waiver, which will be decided on a case by case basis. Any waiver given shall apply specifically to the individual application and shall not constitute a general renunciation of the rule.

### USE OF PREMISES

Residents are at all times responsible for the actions of their domestic servants and all such servants must be registered with the EXCO before they would be allowed access to the scheme.

## PETS

Each owner shall be allowed to keep a maximum of two dog and two cats on their property. Should a new owner have more than the maximum number of pets they will require a waiver from the HOA for the right to keep them on the property, on condition that the additional pets so approved shall not be replaced. No pets will be replaced subject to the approval of the HOA. Dogs and cats must be kept under control at all times and must not be judged to be dangerous or cause a nuisance to other residents or cause harm to the environment.

Dogs must be kept within a fenced area on the owner's property. Where dogs are taken out of such fenced area they are to be on a leash at all times whilst within the bounds of the estate and/or the reserve. Any fouling by dogs must be immediately removed.

## USAGE & MAINTENANCE

USE: Properties may not be used for commercial use such as providing B & B accommodation to the public. Only a small home office for personal use is permitted.

TIDINESS: Owners are obliged to keep their properties neat and tidy.

SWIMMING POOLS: Swimming pools and ponds are deemed to be potentially dangerous therefore it is the responsibility of owners to provide adequate safety protection with regard to such pools and/or ponds that are on their property.

Back-wash and over-flow water may not be dispensed into the sewage system or on to neighbouring properties. Such water must be dispensed into storm-water channels exclusively.

## VEHICLES & PARKING

MOTOR VEHICLES: Off-road motor cycles, scramblers, quad-bikes, and similar non-standard vehicles are not permitted to be driven around the estate, other than between the entrance/exit gate and an owner's property, and then only in order to exit or re-enter the estate.

No mechanical work will be allowed on cars, bikes or boats in front of their or neighbours properties.

SPEED: A general speed limit of 20 Kilometres per hour applies on all internal roads in the Estate.

DELIVERY VEHICLES: Large delivery vehicles are not permitted access to the estate due to the narrowness of the roads and the lack of turning areas.

PARKING: Motor vehicles may be parked on the estate's common areas on a temporary basis only, for a maximum period of 24 hours, provided they do not impede the movement of other traffic.

No boats, trailers or caravans of any nature shall be parked or stored where visible within the estate.

## CONDUCT

**PRIVACY:** The privacy of all members must be respected at all times, given the open nature of the development

**FIRES:** No fires are permitted on either the owners' individual erf or on the communal land, other than barbeques which are to be contained in properly constructed structures or appliances made for such purposes provided they are properly attended and subsequently extinguished.

**WATER:** As water is a scarce commodity it is necessary that residents apply responsible water conservation measures at all times.

**VERGES:** Road verges abutting owners' properties are the property of the HOA, some of which contain "Services" infrastructure, such as pipes or cables. Owners wishing to landscape or garden such road verges are required to make prior application to the HOA for such landscaping or gardening, submitting clear and comprehensive plans for same. The HOA shall at all times retain the right of access to its services either on or under the surface of such verges and shall therefore not be responsible for damage caused to such landscaping and gardening, which owners understand is done at their own risk.

**GATE ACCESS:** Access to **Outeniqua Vue**, is controlled boom access at all times. It is mandatory that all members familiarise themselves with the instructions

Access for Residents

Pedestrian Access

Vehicle Access and Exit

Access for Builders and Tradesmen

## CONSTRUCTION & MAINTENANCE

**ALTERATIONS & ADDITIONS:** Any alteration or addition to the exterior of a house, or areas of a property that are visible from the road, another property, or the common areas, must be undertaken in the manner as prescribed in the Architectural Design Manual.

All new additions/alterations need to be approved by the HOA architect before any work may commence.

This includes painting of exterior walls, installation of alternate energy systems, alterations or additions to the house, retaining walls, fences, garden walls, swimming pools etc. Where so stated in the manual a waiver may be required from the HOA prior to construction or maintenance.

**SIGNAGE:** Temporary signage, such as “For Sale” and “Sold” boards, contractors boards, etc. are prohibited on individual properties, road verges and common land, whether inside or outside of the access gates and security fence. Estate Agents who have mandates to sell properties or members who wish to sell their property as private sellers may place advertising signs in the designated areas.

#### METERS

The supply of water and electricity to properties is subject to the installation by the owner of compliant meters on their properties.

#### LEVIES & CHARGES

**ANNUAL LEVIES:** Annual levies are determined by the HOA board for presentation at the Annual General Meeting (AGM) at the end of each financial year. Such levies are effective on the first day of the month succeeding the AGM. Levies are billed monthly in advance and are included in the monthly statement, which is payable on presentation.

**ARREARS:** Arrears on levies (annual or otherwise) will attract interest at 2% above the prime lending rate applied by the Bank from time to time.

#### REFUSE

**HOUSEHOLD REFUSE:** All household refuse, in suitable durable “black” plastic refuse bags, is to be placed on the verge of the property by 08:30 on the nominated day of collection. Late placement may result in missing collection when it is the responsibility of the home owner to deliver the refuse to the refuse store situated near the entrance. Owners are requested not to leave refuse bags on the verge overnight to avoid having litter strewn over the road by animals. Separating recyclable refuse is encouraged which should be placed in “green” bags.

**GARDEN REFUSE:** It is the responsibility of home owners to remove garden refuse.

Bins and rubbish must be kept out of site

## NOISE

**BEHAVIOUR:** In the interests of all residents household noise should be kept to a reasonable level.

This includes:

- Barking and howling dogs
- Playing of loud music
- Revving of engines (vehicle or boat maintenance etc.)
- Shouting, including children and servants/labourers employed by the household

**TOOLS & APPLIANCES:** The use of noisy power tools (outdoors) and noisy garden equipment, such as lawn mowers, is not permitted before 08:00 in the morning and after 17:30 in the evening, Monday to Saturday and no use of such equipment on Sunday's and public holidays.

**POWER GENERATORS:** Electricity generators may only be installed and operated provided that they are strictly contained so as not to be visible or heard from abutting properties or common areas and similarly that any potential pollution, such as fumes or smoke, is totally eliminated through appropriate screening or filtering.

## WASHING LINES

No washing may be hung in such a way that it would be visible from the road and common areas.

## SELLING & LETTING OF PROPERTY

The onus is on the owner who sells his property to provide the purchaser with a copy of the rules at the time the sale is concluded.

## EXTERIOR LIGHTING

To avoid 'light pollution' all external lighting on properties should be minimised. Wherever possible exterior lighting should use low voltage bulbs, subtly illuminating pathways, driveway or stairs, with a maximum intensity of 100 watts. Exterior lights should not shine outwards onto roadways or neighbours. Security lighting should be on a separate circuit which is activated only in emergency.