

RULES & REGULATIONS OF THE ASSOCIATION

For the Use and Enjoyment of
The Residences and Common Property of

CROYDON GARDENS MASTER HOMEOWNERS' ASSOCIATION

CODE OF CONDUCT

1. PURPOSE

These rules are intended to promote the efficient administration and control of the development and the pleasant, orderly and harmonious living environment for the mutual benefit and advantage of all occupants Water Berry and Fever Tree Homeowners' Associations.

It is hoped these Conduct Rules are sufficiently free from constraint to ensure that all residents will, without complaint, accept and abide by them. The Trustees reserve the right to take such action as may be required to enforce compliance with the Rules by residents and this respect the rights of others, which right may be delegated to the Managing Agent.

Everybody living at Croydon Gardens Estate is expected to show due care and consideration for the fellow residents, and live by these words "do as you would have others do unto you".

2. MOTOR VEHICLES

No owner, occupier, contractor or visitor shall park or stand any motor vehicle upon the common property other than in the designated areas. The sounding of hooters within the precincts of the estate is not permitted. All vehicles that create excessive noise will not be permitted. Servicing, repairing, washing, cleaning, of vehicles on the common property is strictly prohibited. Speed Limit inside the estate is 20km.

3. MOTOR BOATS, WATERCRAFT AND TRAILERS

Boats, watercraft, trailers and similar items may only be parked on owner or occupier own erven and under no circumstances may be parked in the common areas.

4. PETS

All pets shall be controlled on a leash on the common property to ensure that they in no way constitute a nuisance to other residents. No pets shall be allowed to roam freely on the common property. Aggressive dogs are to be muzzled while on the common property. Dogs are not to be permitted to bark continually so as to create a nuisance to other residents. Effective screening or other adequate preventive measures must be taken to ensure Dogs shall not bark at passers-by. Residents are responsible for cleaning up after their pets on the common property.

A maximum of 3 (three) domestic pets will be permitted per residence. All pets must wear identity tags, detailing the telephone number of the owner. The Trustees reserve the right to prohibit, restrict, control, the keeping of or remove any pet they regard as dangerous or a nuisance to other occupants, visitors, contractors or staff.

All pets must be fully vaccinated and kept up to date. All home owners/ tenants are to submit the pet application and agreement form for all pets before bringing them to the estate.

5. REFUSE DISPOSAL

An owner or occupier shall ensure that his refuse is placed in a black bag suitably sealed and placed inside the municipal bins provided by COCT, and placed outside on the owner or occupiers driveway by 08H00, currently every Wednesday. Estate staff will take the bins to the dedicated collection points. Once COCT has collected the refuse, estate staff will clean the bin and return it to owner or occupier driveway.

6. EXTERIORS OF UNITS

Any alterations, changes or extensions to an owner's house shall be subject to the provisions as contained in the Constitution of the Homeowner's Association, the Architectural Design Document and City of Cape Town Municipal Building Regulations. No changes are permitted without written consent from the Trustees.

7. LAUNDRY

An owner or occupier of a house shall not hang any washing or laundry or any other items on any fence or part of their building. All washing lines must not be visible from the exterior of the property.

8. SIGNS AND NOTICES

Any owner or occupier shall not place any sign, notice, billboard or advertisement of any kind whatsoever on any part of the common property or his house, so as to be visible from outside, without the written consent of the Trustees.

9. LITTERING

Any owner or occupier of a house shall not deposit, throw or permit to be deposited or thrown on the common property or waterways any rubbish, including dirt, cigarette butts, food scraps or other litter or any description.

10. STORAGE OF INFLAMMABLE MATERIAL OR DANGEROUS SUBSTANCES

An owner or occupier shall not be allowed to store any inflammable materials or dangerous substances on the property, with the exception of 9kg domestic cooking gas cylinders properly stored.

11. FIRE ARMS

No firearm, pellet gun, catapult, bow and arrow or any other weapon maybe used and discharged in the estate, unless in circumstances necessitated by self-defence.

12. ERADICATION OF PESTS

An owner, occupier shall keep his property free of white ants, borer and other vermin. The Trustees of the Homeowner Association reserve the right to effect such removal or eradication, which cost shall be recovered from the owner.

13. COMMON PROPERTY

The common property generally is controlled and cared for by the Trustees in the interest of all residents. The cost of repairing any damage caused to the common property by any resident or visitors shall be for the account of the owner. Nobody other than those authorised by the Trustees may collect or remove anything from common area including wood, flora, fauna. People may not uproot trees, fauna and flora, or disturb and kill any birds or animals.

14. DAMS, RIVER AND ADJACENT RECREATIONAL AREAS

In the interest of the Owners, Occupiers, and their families as well as visitors, the Trustees reserve the right of admission to these areas. The dams, river and adjacent areas are for the use of residents and their guests only. Residents are held responsible for the behaviour of their guests and must ensure that their number at any time is not such as to prejudice the comfort, enjoyment or convenience of residents. The Trustees are to take such action as is necessary to ensure compliance with the above.

The Trustees, Homeowners' Association, Managing Agent and the staff accept no responsibility for the safety of anybody in the dams and river area. It is emphasized that no swimming is allowed in any of the dams or river. Fishing in the dams is on a catch and immediate released basis only, the fish are not to be harmed in anyway. Children, under the age of 16 needs to be supervised by adults at all times. No open fires allowed, but only at the demarcated barbeque areas. All fired and hot coals are to be extinguished before leaving the area.

15. MAINTENANCE

The owners are responsible for the maintenance of the exterior and interior of their houses which must remain in keeping with the overall standard of the entire complex, as provided for in the Estates Building Guidelines.

Owners or Occupiers are responsible to keep their lawns closely mowed, and to enhance the appearance of the complex.

16. NOISE

Residents are requested that all times to show every consideration towards other residents. Municipal By-Laws are to be adhered to. Complaints regarding excessive noise should be made to the security officer on duty who shall be empowered to take the necessary steps to resolve the complaint. No exterior speakers permitted and level of music or sound shall be limited so not to cause a nuisance or disturbance. Further there is to be no noise from 22H00 until 08H00.

17. SECURITY

Full time security and access control to the complex is in place and it is requested that owners, occupiers and residents cooperate with security personnel in the interest of all parties. Under no circumstances will the security office be used as a message delivery or key holding service. The duties of security staff and all other staff are determined by the Trustees and may under no circumstances be interfered with in any way. Any emergencies or incidents must be reported to security.

18. LETTING

All tenants of houses and other persons granted rights of occupancy by an owner of a house are obliged to comply with these conduct rules, notwithstanding any provision to the contrary contained in any lease or any grant of rights of occupancy. Short-Term letting is not permitted, as detailed in the Constitution of the Homeowner's Association.

19. CONTRACTORS & VISITORS

Private contractors are the responsibility of the resident/owner. Access to the estate for these contractors is to be arranged with the security officer on site or via the office of the managing agent. No contractors are permitted to work at the estate from 15 December to the 2nd Monday of the following January unless the work required is for emergency purposes.

Visitors are required to adhere to the stipulations of the Conduct Rules of the MHOA.

20. REMOVAL TRUCKS

Normal hours 07:00 to 18:00 Monday to Friday

1. Articulated removal trucks (horse and trailer) will not be allowed to enter the Estate beyond the boom gates, due to limited road space and no turning areas for large vehicles.
2. Articulated trucks (horse and trailer) have to park outside the main gate. The home owner will be informed by the security official of the arrival of the truck.
3. Goods must be transferred from the large removal truck to a smaller shuttle truck.
4. The smaller fixed chassis truck must be used to shuttle goods from the contractor's gate to the residence. (Maximum 8 ton size).
5. Only fixed chassis trucks will be allowed to enter the Estate past the booms.

After hours (Weekends and Public Holidays Included)

1. Special permission is to be arranged with security 72 hours prior to required access.

Notes:

All of the above will also apply to residents moving out of the Estate.

The Main Entrance has a height restriction of 2.5 meters

21. ITEMS OF GENERAL INTEREST

Vetus Schola Control Room

Phone: 021 852 9009

Email: control@teamvs.co.za

The Managing Agent

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Briza

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