

INTRODUCTION

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

The prime objective of these Rules and Regulations is to preserve and enhance the security, aesthetics and environment.

The rules have been established in accordance with the Memorandum and Articles of Association of the Six Fountains Home Owners Association (hereinafter referred to as HOA, a company incorporated in terms of Article 21 of the Companies Act 61 of 1973). These rules are binding upon all occupants of the Estate, as is any decision taken by the Trustees in interpreting these rules.

The registered owners of the properties at Six Fountains are responsible for ensuring that members of their families, their tenants, visitors, friends and employees abide by these rules.

These rules are subject to change from time to time at the discretion of the Trustees.

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

CONDUCT RULES

A. RULES OF THE STREETS

The streets of Six Fountains are for the use of all residents, whether it be on foot, roller-skate, bicycle, motorcycle, trucks, delivery vans, busses or cars. Please note that cars are considered to be part of the street environment, but not necessarily the dominating factor:

All roads on the Estate are subject to the relevant road traffic ordinances or by-laws.

The speed limit is restricted to 40 km per hour, throughout the Estate.

Save for the above, the local Road Traffic Ordinance regarding road and street usage will apply.

Parents are responsible for ensuring that their children are made aware of the dangers relating to the use of streets and must take responsibility for their children's safety.

Engine powered vehicles, e.g. cars and motorcycles are permitted to drive on the streets of the Estate only. Parks and pavements are off-limits. Only licensed drivers may operate and drive engine- powered vehicles in the streets or anywhere else on the Estate.

Parking on sidewalks and in the streets opposite traffic islands is prohibited.

Pedestrians will frequently cross streets at designated crossings on the Estate and have the right of way. Motorists are reminded always to approach crossings with caution.

The use of motorcycles or other vehicles with noisy exhaust systems, save for entering or exiting from the Estate, is prohibited. Motor cycles and / or skateboards are not allowed on walkways or jogging paths.

B. GOOD NEIGHBOURLINESS

Any business activity or hobby that could cause aggravation or nuisance to fellow residents may not be conducted from any property. This includes auctions and jumble sales.

No business may be conducted from home without the written consent of the HOA. All owners / tenants wishing to conduct businesses from home have to apply to the HOA in writing. Such business operations must adhere to the criteria and conditions as specified by the HOA and to local municipal bye- laws and regulations. The business area may not exceed a maximum of 60 m² of constructed floor area. Approval will be for a maximum of two years after which a new application should be made to the HOA.

The volume of music or electronic instruments, partying and the activities of domestic help should be kept at a level so as not to create a nuisance to neighbors.

The mechanical maintenance, and the use of power saws, lawn mowers, and the like (electric mowers are preferred), should only be undertaken between the following hours:

- Monday - Saturday
- May - August: 07:30 - 18:00
- September - April: 07:00 - 19:00
- Sundays between the hours of 09:00 and 13:00 and 16:00 - 18:00 only (NOT BETWEEN 13:00 & 16:00)

Washing lines must be suitably screened from neighboring properties.

Refuse, refuse bins, (except on of official collection days), garden refuse and refuse bags may not be placed on the pavement. Garden refuse must be removed on the same day.

Advertisements or publicity material may not be exhibited or distributed unless the consent of the HOA has been obtained.

Owners must ensure that domestic workers and other employees do not loiter on the Estate and specifically not at any prominent places such as at the gates, road circles, streets etc. In the event of 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, and in particular a dispute between neighbors, the procedure shall be the following:

9.1 Written submissions will be made by the parties involved in the dispute to the Trustees;

9.2 The Trustees may, at their sole discretion, decide as to whether the Trustees will arbitrate on the matter or not;

9.3 In the event that the Trustees are of the view that they are entitled to arbitrate on the matter, the decision of the Trustees shall be final and binding in respect of the resolution of the dispute;

9.4 In the event that the Trustees are of the view that they are not prepared to arbitrate in the matter, the Trustees may either:

9.4.1 Inform the parties involved that the Trustees are not prepared to arbitrate in the matter and the parties will have to resolve the dispute themselves and / or by legal action and / or arbitration;

9.4.2 The Trustees may refer the matter to an independent arbitrator, at the Trustees' discretion, in which event the arbitrator's fees shall be paid in advance in equal shares by the parties to the dispute;

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

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

C. ENSURING A PLEASING STREETScape

Each stand owner is responsible for maintaining the area between the curb and the boundary of his property in a clean and pleasing condition. The HOA can compel the owner or tenant to improve the aesthetic appearance of this area when deemed necessary, at the cost of the owner.

- Garden fences and / or walls and outbuildings forming part of the street scope should be regularly maintained and painted where necessary.
- Remember the HOA has the right to effect repairs at the cost of the owner should it be considered necessary.
- Solid walls (brick or other) may not cover more than 50% of the street frontage (access frontage) of a property.
- Building material may under no circumstances be dumped on the sidewalks or streets. The owner will be liable for all damages in this regard.
- No trees, plants or sidewalk lawn may be damaged, removed or planted without the permission of the HOA.
- Planting should not interfere with pedestrian traffic or obscure the vision of motorists.
- No Wendy Houses or tool sheds may be erected. If the owner refuses to remove such structures, the HOA may remove such structures at the cost of the owner.
- Caravans, trailers, boats, equipment, tools, engine and vehicle parts, as well as accommodation for pets, should be located out of view and screened from neighboring properties and the street.

D. GENERAL RULES

Building according to approved standards obviates the necessity of making costly changes at a later stage.

- All building plans should be in accordance with the Aesthetic Rules applicable to the Estate, and must be approved by the Aesthetic sub-committee. This requirement is also applicable to any additions and alterations to existing structures and dwellings.
- The Aesthetic sub-committee must approve all garden walls and fencing with regard to both material and dimensions. Particular attention will be paid to walls on street boundaries.
- Fences not allowed: Wire fences Devil's fork fences
- Razor fences Picket fences
- Precast walls Wooden fences
- The position, size and siting of TV antennae and satellite dishes must not be unsightly.
- Lean-to's and temporary carports are not permitted.
- Roofing materials for patios, carports and outbuildings must be approved by the HOA, no shade cloth will be allowed.
- Building lines will not be relaxed.
- Duets may not be repainted without the consent of the HOA and the participating neighbor.
- The natural contour of the property may not be increased in height by more than an average of 500 mm.
- Basements may not protrude above natural ground level.

E. ENVIRONMENTAL MANAGEMENT

- No rubble or refuse should be dumped or discarded in any public area, including the parks, streets, sidewalks, lakes, dams, or vacant stands.
- Residents and their guests are urged to leave any open space they visit in a cleaner condition than that in which it was found. Residents should also develop the habit of picking up and disposing of any litter encountered in the open spaces.
- Picnicking and fishing will only be permitted in designated areas.
- Flora may not be damaged or removed from any public area.
- Fauna of any nature may not be chased, trapped or harmed in any way, in any area of the Estate.
- Residents shall maintain trees, plants and shrubs that have been planted on their pavements by the HOA.
- Residents shall maintain a high standard of garden and pavement maintenance.
- Residents should ensure that declared noxious flora are not planted or allowed to grow in their gardens.
- Vacant stands must be kept clean on a regular basis to the satisfaction of the HOA, failing which, the HOA reserves the right to clean the stand at the owner's expense.
- No bathing or boating in the dams is allowed, nor are dogs permitted to swim therein.
- Floodlights must be adequately screened so as not to cause discomfort to neighbors.
- The resident's use of any open space areas is entirely at their own risk at all times. The HOA will entertain no claims for damages of whatsoever nature of from whatsoever cause arising.

F. SECURITY

The security guards are doing a difficult job. They may not under any circumstances be abused!

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 or Trustees be allowed into the Gate House.

The ID card system for permanent workers, temporary workers and contractor representatives must be conscientiously enforced by every owner with respect to people in his / her employ. All owners must request visitors to adhere to security protocol and residents are requested to always treat the security personnel in a co-operative manner.

All owners must ensure that contractors in their employ adhere specifically to the security stipulations of the Contractors Code of Conduct.

All attempts at burglary or instances of fence jumping must immediately be reported to a member of the security staff and / or Security sub-committee.

Security is an attitude. Be aware that you need to enforce and apply security to make it work. Do not hesitate to question suspicious persons not displaying formal ID cards.

NOTE: We advise all residents to install a home security system as soon as possible after taking occupation of their homes, and to link the system to the response system at the security guard house, or as designated by the HOA from time to time.

Should residents purchase burglar alarm systems for their residences, they are required to be compatible with the electronics of the Estate security system.

The estate will be manned by security 24 hours a day, and patrolled on a random basis.

The security centre at the gatehouse should be advised in advance of pending arrival of visitors where possible, in particular details of vehicle registration numbers and property to be visited should be provided.

New occupants (owners / residents) must advise the Security Supervisor on duty of their home telephone / cellular phone numbers, stand no and address to enable Security to make telephone contact for permission to allow visitors to residence.

No property may be secured with razor wire or similar fencing during or after the construction period.

Residents on the perimeter wall are responsible for keeping any overgrowth clear of the electrified fence.

Residents on the perimeter fence must advise any visitors of the dangers pertaining thereto. No residents may issue instructions to Security Personnel.

Access cards may not be utilized by anyone other than the Home Owner and registered user, nor may they be loaned to other persons.

G. TENANTS, VISITORS, CONTRACTORS AND EMPLOYEES

Should any owner let his property, he shall notify the HOA in writing in advance of occupation, the name of the lessee, and the period of such lease? The owner shall inform the lessee of these Rules.

The occupants of any property within the Estate are liable for the conduct of their visitors, contractors and employees, and must ensure that such parties adhere to the House Rules.

All owners must ensure that contractors in their employ have signed the Contractor's Code of Conduct prior to commencement of work, and that they adhere to the stipulations of the contract at all times.

H. LETTING AND RESELLING PROPERTY

The concept of this Estate imposes certain restrictions on the manner in which estate agents may operate therein. In order to ensure that the rules applicable to Six Fountains, which regulate property ownership and occupation of the premises on the Estate are made known to new residents, the following rules relating to the re-sale or letting of property shall apply:

Should an owner want to sell or lease his property, 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 House Rules. These rules must be attached as an annexure to any deed of sale or lease agreement.

A clearance certificate must be obtained from the HOA at a cost prior to any transfer of the property.

Under no circumstances will granny flats be sub-let.

No property may be let or utilized for the purpose of a commune.

Agents may only operate on a "by appointment" basis, and must personally accompany a prospective purchaser or lessee. Agents are not permitted to erect any "for sale" or "show house" or "to let" signage boards without the permission of the HOA.

II. SALE

Home Owners Association

The Purchaser acknowledges that he is obliged upon registration of the property into his name to become a member of the HOA and agrees to do so subject to the Memorandum and Articles of Association of this body.

Conditions of Title

The Seller shall be entitled to procure that, in addition to all other conditions of title and / or subdivision referred to, the following conditions of title be inserted in the Deed of which the Purchaser takes title to the property:

"Every owner of the erf, or any subdivision thereof, or any interest therein, or any unit thereon, as defined in the Sectional Title Act, shall become and shall remain a Member of the HOA and be subject to its constitution, until he ceases to be an owner as aforesaid.

"Neither the erf, nor any subdivision thereof, or any interest therein, nor any unit thereon, shall be transferred to any person who has not bound himself to the satisfaction of such Association to become a Member of the HOA."

"The owner of the erf, or any subdivision thereof, or any interest therein, or any unit thereon as defined in the Sectional Title Act, shall not be entitled to transfer the erf or any subdivision thereof, or any interest therein, or any unit thereon, without a clearance certificate from the HOA which certifies that the provisions of the Articles or Association of the HOA have been complied with."

The terms "HOA" in the aforesaid conditions of title shall mean the Six Fountains Home Owners Association (incorporated Association not for gain). In the event of the Registrar of Deeds requiring the amendment of such conditions, in any manner in order to effect registration of an erf, The Purchaser hereby agrees to such amendment.

J. LEASE

The Lessee acknowledges that, upon occupation of the leased premises, he and his family, his visitors and servants shall adhere to all rules and regulations as contained in this document.

Where tenants continuously breach the rules of the Estate the owners can be requested to terminate the lease agreement and or be held liable for the maximum fine allowed under these rules. This clause must be written into the lease agreement.

NOTE: Accreditation of Estate Agents:

An Estate Agent is accredited after signing an agreement with the HOA to the effect that such agent will abide by the stipulated procedures applicable to the sale and / or a lease of the property on 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 the property in Six Fountains.

Accreditation of Estate Agents may be reviewed by the HOA from time to time, and an updated list of accredited agents will be made available at the office of the HOA.

The accreditation policy for Estate Agents may be reviewed by the HOA from time to time.

K. PETS

The local authority by-law, relating to pets will be strictly enforced.

Residents may not keep more than two dogs or two cats on their property without the written permission of the HOA.

Poultry, pigeons, aviaries, wild animals or livestock may not be kept on the Estate.

Pets are not permitted to roam the streets and dogs must be kept on a leash in all areas at all times.

Should animal excrement be deposited in a public area the pet owner shall be responsible for the immediate removal thereof.

Every pet must wear a collar with a tag indicating the name, telephone number and address of its owner. Stray pets without identification tags will be apprehended and handed to the SPCA. The HOA reserves the right to request the owner to remove his pet should it become a nuisance on the Estate.

L. ADMINISTRATION

All levies are due and payable in advance on the first day of each and every month.

Interest will be raised on all arrear accounts, at the maximum rate allowed by the Usury Act.

Further penalties or legal action, to be determined from time to time will be imposed on owners with accounts in arrears for 60 days or longer. The HOA shall be entitled to recover all legal costs incurred on the attorney and own client scale.

The Trustees may amend or add to the House Rules from time to time, as may be deemed necessary to ensure harmonious co-existence of residents.

The Trustees have the right to fine transgressors where any of the rules as stipulated by the HOA from time to time have been broken or infringed upon. Such fines will form part of the levy and shall become due and payable on the due date of payment of the levy.

M. ARCHITECTURAL RULES

PLANS

1.1 Detailed working drawings incorporating a site development plan, together with a building deposit and security clearance form, are to be submitted to the Aesthetic Committee of the HOA for approval, prior to being submitted to the local authority for approval. The HOA hereby reserves the right to prevent owners and / or their contractors commencing construction without prior approval by both this body and the local authority.

1.2 Where house designs are found to be insensitive towards the environment and the character of the Estate, the owner can be requested to alter such designs or requested to make use of another suitably qualified architect.

1.3 One copy of the approved plan will be held for record purposes.

1.4 Construction shall be completed within 9 months of the commencement date, failing which the owner will be fined on a monthly basis.

1.5 Where houses and or alterations have not commenced within one year of date of approval of the plans by the HOA, such initial approval will lapse, and the plans will have to be resubmitted for re-approval to the Aesthetic Committee.

1.6 The site plan must indicate the outline of the ground and first floor plans inclusive of outbuildings, pools and boundary walls to scale.

PREPARATION OF PLANS

2.1 Aesthetic approval will be given on the normal municipal submission plans prior to them being lodged with the local authority for building regulations approval.

2.2 Design and layout of the entire stand will be considered from the outset. Special consideration should be given to existing natural features on site, i.e. existing flora and topography, the latter to include contour lines on the site plan.

2.3 Site plans are required for all swimming pools. Special attention is to be given for privacy, water drainage and safety fencing. Approval is required for pool encroachments over building lines.

ARCHITECTURAL REQUIREMENTS

3.1 The main dwelling, excluding garages and outbuildings, may not be less than 220 m².

3.2 Elevational treatment of all buildings must conform with acceptable architectural standards, so as not to interfere with or detract from the general aesthetic appearance of the neighborhood.

3.3 No galvanized roofing material may be used. Only "Chromadek" or a similar type of roofing may be used with the express approval of the Aesthetic Committee.

3.4 Special aesthetic consideration should be given to the design of parapets, fascias, copings, eaves, roof trim, guttering and roofing materials in general.

3.5 All plumbing must be ducted and suitably screened.

3.6 External finishes and colors must be shown – color samples may be requested, which same procedure will apply on repainting houses.

3.7 No solar panels or geysers may be visible from the street. Only paneled solar heating is permitted. (No coiled or exposed piping).

3.8 Outbuildings and additions must match original design and style, both in elevation consideration as well as materials and finish

3.9 Staff accommodation and kitchens are to open into a screened yard or patio. Entrances into kitchens, sculleries, servant's quarters are to lead off a lobby.

3.10 Yard walls and screen walls should match the basic materials of the buildings.

3.11 The height of dwelling units may not exceed two storeys. The impact of a second storey on:

- a) the right to privacy of adjacent property owners; and
- b) the views from adjacent residences will be considered when plan approvals are requested.

3.12 The treatment of sidewalks is considered to be of paramount importance as they have a direct influence on the aesthetic quality of the neighborhood. The diverse nature of neighborhoods should give rise to a varied treatment of street boundaries. To create a degree of visual integrity, street boundary walling designs will be strictly controlled:

- a) approved quality steel palisade or trellis fencing may be erected on the stand boundary.

b) all boundary walls and fences will be subject to the approval of the Aesthetic Committee.

c) a solid wall may only be constructed to cover a maximum of 50% of the street boundary.

3.13 Lean-to's and temporary carports are not allowed.

3.14 Granny cottages will be considered in special instances, as will duet or sectional title units subject to approval by the local authority and Aesthetic Committee.

3.15 No galvanized finish doors, garage doors, lean-to's, patio roofs, etc. will be allowed.

3.16 Any external or internal structural or aesthetic changes to duets will only be granted by the Aesthetic Committee after prior approval by both owners has been obtained.

APPROVAL

4.1 Perspective view and photographs may be requested.

4.2 Notwithstanding the fact that the building plans may comply with all the above, the approval or rejection of such plans shall be at the sole discretion of the HOA, which approval shall not be unreasonably withheld?

4.3 The architectural style of the house will be considered in relation to that of other houses in the area, as well as aesthetic appearance and the proposed siting of the building, and such other factors as the HOA in its discretion may deem suitable.

4.4 Nothing in the above will be construed as permitting the contravention of the Conditions of Title to any elf or any by-laws or regulations of the Local Authority.

4.5 Every effort is made to ensure that these standards are observed by all stand owners. However, final approval of building plans ultimately rests with the Local Authority and no assurance can be given to individual owners that the above standards will be adopted throughout the township.

4.6 A fee of R400 (four hundred rand) is payable to the HOA for the approval of the building plans. The HOA reserves the right to impose an additional fee if the house is re-designed.

4.7 An additional amount of R4 000 (four thousand rand) or such amount as determined by the HOA from time to time shall be paid to the HOA when submitting plans for approval. This amount will be kept in trust by the HOA, and is partly refundable, free of interest, less the cost

of making good any damage to sidewalks and / or adjacent properties etc., if found necessary on completion of construction and after deduction of the Scrutiny and Road Maintenance Fee.

CONDITIONS WITH REGARD TO THE CONSTRUCTION OF GRANNY FLATS AND HOME OFFICES AS PART OF THE MAIN DWELLING

5.1 The following will apply to all requests to the Aesthetic committee in connection with granny flats and home offices.

5.2 The granny flat and home offices must be linked structurally and visually to the main dwelling and must seem to be one unit.

5.3 The home office may not exceed 60 m² in total.

5.4 The area of the granny flat may not be more than 25% of the total development and may not be larger than 100 m² including the outbuildings.

5.5 The accommodation allowed in this unit would ideally consist of a bedroom, bathroom and -suite, living area (lounge / dining room / TV).

5.6 No subdivision of the property will be allowed. This must be entrenched in the title deed and is applicable to the title holder and any successor in title.

5.7 The owner must, in writing, undertake to the HOA that this unit will never be sub-let to anybody for income purposes and in the event of the property being sold, the new owner must carry this undertaking.

CONDITIONS WITH REGARD TO PRIVATE BOREHOLES

Under no circumstances will individual owners be permitted to have boreholes on their erven.

N. CONDITIONS REGARDING BUILDING CONTRACTOR

INTRODUCTION

Certain rules relating to building contractor activity on the Estate have been adopted by the HOA, the legal representative of residents and property owners at Six Fountains.

The primary intention of these rules is to ensure that all building activity at Six Fountains is conducted with the minimum of inconvenience and disruption to residents. In the event of any

queries in this respect, residents and / or their contractors are most welcome to contact the HOA's appointed Security Contractor.

LEGAL STATUS

The rules and regulations governing building activity as set out in this document are binding on all residents, their contractors and sub- contractors. Furthermore, all residents are obliged to ensure that their building contractors and sub-contractors are made aware of these rules and that they are strictly complied with. Residents are accordingly required to include these rules in their entirety in any building contracts concluded in respect of any property on the Estate.

Such contracts may be required to be submitted to the HOA for prior approval.

The HOA has the right to suspend any building activity in contravention of any of the conditions and does not accept any losses sustained by a resident or contractor or sub-contractor as a result thereof, or any claims for damages of whatsoever nature.

SITE PREPARATION

3.1 Before any physical construction may commence (not including earthworks), the property has to be screened on all sides with the prescribed shade cloth according to the specifications of the HOA. The owner must carry all costs for the prescribed screening. If the property is not screened as prescribed and construction commences, the HOA can prohibit such a contractor from entering the Estate.

3.2 No construction may commence unless the water connection is installed on site.

3.3 No construction will commence unless an approved site toilet has been installed in a position as approved by the Estate Manager. Entrance to toilet to be screened

CONDITIONS REGARDING BUILDING CONTRACTOR ACTIVITY

4.1 Unless otherwise agreed by the HOA or its appointed representative,

Contractor activity is limited to the following public time hours:

06:00 – 18:00 Normal weekdays

08:00 – 15:00 Saturdays

NOTE: No contractor activity is permitted on Sundays and Public Holidays

4.2 Contractor personnel are not permitted to remain on site between the hours of 18:00 and 06:00. (No sleeping on premises).

4.3 All the Contractor's workers and / or the Contractor's Sub- Contractor workers must enter the Estate in an approved vehicle with a temporary access token, or alternatively obtain a casual employee ID Card at the security gate by lodging a valid ID document, which will be handed back on the return of the ID Card.

4.4 The contractor shall provide facilities for rubbish disposal and ensure that the workers use the facility provided. Rubbish and / rubble shall be removed weekly and not burnt or disposed of on the Estate. No rubble dumping on adjacent stands or pavement.

4.5 The contract site is to be kept clean and properly screened as prescribed. If the contractor fails to keep the site clean and tidy, (within reason), such a contractor may be prohibited from entering the Estate until such a time that the site is properly cleaned.

4.6 Materials off-loaded by suppliers that encroach onto the sidewalk or roadway, must be moved onto the site by the Contractor. Material and / or rubble must not be allowed to remain on the roadway or sidewalk and it is the Contractor's and Owner's responsibility to clear these areas of all such materials and / or rubble. The same applies to sand or rubble washed or moved onto the road during building operations.

4.7 Deliveries from suppliers must be scheduled in terms of paragraph 4.1 above.

4.8 Building boards may only be erected if they comply with the HOA's specifications, details of which are available from the HOA. Such boards are to be erected on the site not on sidewalks. Sub-Contractor's boards are not permitted. All boards must be removed after completion of construction.

4.9 The Owner and the Contractor shall be responsible for damage to curbs and / or plants on the sidewalks and / or damage to private or Estate property.

4.10 Should the HOA have any reservations with regard to the conduct of the Contractor and / or sub-contractor, the HOA reserves the right to suspend all building activity until such conduct is rectified, which it may do at any time and without notice, and free of recourse from the owners and / or contractor.

4.11 This document must be fully understood and accepted by the Contractor, owner and / or any sub-contractor and they must undertake to comply with these rules, in addition to any further rules and regulations which may be introduced by the HOA from time to time.

4.12 Only approved contractors and / or contractor's employees who are in possession of legitimate South African Identity Documents will be allowed access to the Estate. In the event

that illegal workers are apprehended on the Estate, that contractor's employees in totality will be denied access to the Estate.

4.13 The HOA shall be entitled to levy fines against Home Owners or their contractors and / or sub-contractors with respect to any contravention of the above.

4.14 All contractors shall be obliged to sign the Standard Code of Conduct applicable to the Estate.

O. LEVIES

Levies, including VAT, will be paid as follows:

1.1 Erven: R376.20 per month

1.2 Duet erven: R376.20 per month per Unit or subdivision

1.3 Sectional Title Units (excluding 1.2 above):

R188.10 per month

All levies are payable monthly in advance before the last day of every month. It is compulsory that payment must be effected by way of debit order.

Arrear levies will attract interest of 2% per month.

P. ENQUIRIES

For any enquiries please contact the Estate Manager at telephone number: 082 970 2788

082 970 2788 or: 083 734 2939 083 734 2939