



ABRAMS CREST

CONDUCT RULES

1. INTRODUCTION & INTERPRETATION

- 1.1 These Rules have been made by the Members of the Abrams Crest Home Owner's Association.
- 1.2 The provisions of these Rules shall be binding upon all members and, insofar as they may be applicable, to all persons occupying any unit by, through or under any member whatever the nature of such occupation.
- 1.3 The conduct rules which are set out below are binding on all owners and all persons occupying a section/erf who, in turn, are responsible for ensuring that members of their families and their tenants, contractors, invitees and servants comply with the rules.
- 1.4 Happy and satisfying community living is achieved when owners and residents use and enjoy their properties and the common areas in such a manner that they show respect and consideration for the rights of other persons lawfully on the property. Compliance with the Conduct Rules and general consideration by owners and residents for each person, lawfully on the property, will greatly assist in achieving a happy community.
- 1.5 In these Rules, unless it appears to the contrary either expressly or by necessary implication:

- 1.5.1 “the Association” means the Abrams Crest Home Owners Association (RF) NPC;
- 1.5.2 “Director” means a Director of the Association;
- 1.5.3 “Dwelling” means any dwelling house and usual outbuildings erected on any subdivision, Erf, or Section within any Sectional Title development, situated within the Estate;
- 1.5.4 “Erf” means the immovable property situated in the Estate, registered in the name of a member. “Erven” is the plural term;
- 1.5.5 “Estate” means the residential development known as Abrams Crest;
- 1.5.6 “Member” means an owner;
- 1.5.7 “Open Space / Common Property” means the area within the Estate falling outside the township subdivisions, and/or Sectional Title schemes, which are not owned by any member;
- 1.5.8 “Owner” means a person who has acquired registered title in the Kwazulu-Natal Deeds Registry to an Erf, a section or an undivided share in an Erf or section, and includes the Bodies Corporate of Sectional Titles Schemes within the Estate, and has thereby become a member;
- 1.5.9 “Property” means in relation to the Estate, any individual Erf or Section;
- 1.5.10 “Section” means any Sectional Title unit, as defined in the Sectional Titles Act, forming part of a Sectional Title scheme established within the Estate;
- 1.5.11 “Sectional Titles Act” means The Sectional Titles Act No. 95 of 1986 (as amended) together with the regulations applicable from time to time;

2. **MEMBERSHIP**

- 2.1 A member shall not in any manner alienate a property unless it is a condition of the agreement of alienation that:
 - 2.1.1 The proposed transferee has bound himself to the satisfaction of the Association (as a contract for the benefit of the Association), to become a member thereof upon transfer of the property to him;
 - 2.1.2 The registration of transfer of that property into the name of that transferee shall *ipso facto* constitute the transferee as a member of the Association.

- 2.2 The registered owner of a property may not resign as a member of the Association.
- 2.3 The rights and obligations of a member are not capable of transfer or cession.
- 2.4 Every member shall observe all conduct rules made by the Association or its directors.

3. **CONTROL OF VEHICLES**

- 3.1 No person shall drive any vehicle on any road within the Estate in excess of the speed limit indicated by an appropriate sign.
- 3.2 The Association may, if it considers it necessary or desirable to do so, impose a speed limit lower than that referred to in Rule 3.1 above upon such roads or portion thereof as it may deem fit, either temporarily or permanently.
- 3.3 No person shall drive any vehicle, including motorcycles, at any place within the Estate except:
 - 3.3.1 Upon the brick-paved portions or otherwise constructed portions of the roads as indicated on the general plan of the Estate, and described in the Town Planning Scheme as private roads;
 - 3.3.2 Upon any other road or tract not referred to in Rule 3.3.1 above. And which usage shall be further indicated by means of appropriate signs;
 - 3.3.3 Upon any driveway within any Erf.
- 3.4 All vehicles shall keep to the left-hand side of the road.
- 3.5 The Association may by means of appropriate signage, give such directions as to the use of roads or any portion thereof as it, in its discretion, may deem fit provided that such signs shall, insofar as is possible, be in accordance with the international code of road signs currently in force, and failure by any person to obey the same and give effect to such meaning shall constitute a breach of these rules. The Association may, if deemed necessary or desirable, amend the signage in such manner as it may deem fit.
- 3.6 No person shall use any road within the Estate in such a manner as to constitute a danger or nuisance to any other person or property within the Estate.
- 3.7 No person shall operate any vehicle at any place within the Estate unless he is the holder of a valid, current driver's license issued under the provisions of the Road Traffic Act No. 29 of 1989 (as amended).
- 3.8 Right of way within the Estate shall be given to pedestrians and wild life at all places

and at all times.

- 3.9 No person shall ride a bicycle, tricycle or any other form of un-powered transport within the Estate where the Association has expressly indicated by signs that it is prohibited.
- 3.10 No vehicle shall enter or leave the Estate at any point except at the main entrance gates or contractor's gate, provided that, in special circumstances and with the consent of the Association, an alternative point may be arranged.
- 3.11 No vehicle shall enter the Estate unless admitted thereto by the guard on duty at the main entrance gates, provided that the Association may issue to its members a device enabling such members themselves to operate the gates at the main entrance, in which event such provision shall not apply.
- 3.12 No member shall permit the use of a device for operating the gates at the main entrance gates by any person other than a family member, guest or lessee of that member.
- 3.13 No vehicle having a gross weight in excess of 4 tons per axle shall be permitted to enter the Estate except with the prior written approval of the Association who may grant approval on such conditions as it may see fit.
- 3.14 No person shall operate any vehicle in the Estate while he is under the influence of alcohol or any drug, which may in any way impede his ability to properly control such vehicle.
- 3.15 No vehicle repairs may be undertaken on pavements or on the road system within the Estate.
- 3.16 No person shall within the Estate, park or store any vehicle, caravan, boat or trailer anywhere else but within their property or at a place designated for such purpose by the Association.
- 3.17 No caravans shall be brought onto the Estate except with the Written consent and subject to such conditions as may be laid down by the Association.
- 3.18 For the purpose of these rules, "Vehicle" shall mean a vehicle as defined in Section I of the Road Traffic Act.
- 3.19 Vehicles parking or entering the Estate are subject to the express condition that it is parked at the owners risk and responsibility and that no liability shall attach to the Home Owners' Association or its agents or any of their employees for any loss or damage of whatever nature which the owner, or any person claiming through or under him, may suffer in consequence of his vehicle having been parked on the common property.

4. **OPEN SPACE**

- 4.1 No person shall anywhere in the Estate, disturb, harm, destroy or permit to be disturbed, harmed or destroyed any wild animal, reptile or bird.
- 4.2 No person shall anywhere in the Estate, disturb, damage, destroy or collect any plant material, whether living or dead, save with the consent of or on the instructions of the Association, save further that the provisions of this rule shall not apply with respect to the exercise by any person of any right granted to him by virtue of an agreement with the Association in regard to any area allotted to such person as an area of exclusive use and enjoyment for garden purposes.
- 4.3 No person shall:
 - 4.3.1 Light any fire at any place upon the Estate other than at a place designated for that purpose, and then subject to a proper fireplace having been constructed at such place, provided however, that where such Fire is to be lit outdoors, due regard shall be had to the prevailing weather conditions;
 - 4.3.2 Camp or picnic upon any place in the Estate other than at a place which has been specially designated for such purpose by the Association;
 - 4.3.3 discard any litter or any item of any nature whatsoever at any place in the Estate except in such receptacles as provided, and in such places as may be set aside for such purpose and designated as such by the Association;
 - 4.3.4 use any open space within the Estate in any manner which may unreasonably interfere with the use and enjoyment thereof by any other persons within the Estate, or behave in such a way as to create a nuisance to any other persons in the Estate;
 - 4.3.5 use or conduct himself upon any open space within the Estate in such a manner as may reasonably, in the opinion of the Association, detrimentally affect the use of such open space or any of the amenities thereon;
 - 4.3.6 Plant any plants, shrubs, bushes or trees within the Estate's open space unless the same has been approved of by the Association.
- 4.4 The Association may enter into an agreement on such terms and conditions as it may deem fit, with a member granting that member the exclusive use and occupation of a specific area within the Estate, and no person shall in any manner whatsoever disturb or interfere with such member in the enjoyment of such rights of exclusive use and occupation.
- 4.5 No person shall within the area of the Estate, discharge any fireworks or firearms as defined in the Arms and Ammunitions Act No. 75 of 1969, or any dangerous weapons as defined in terms of the Dangerous Weapons Act No. 71 of 1986, except in self-

defense or within an area specifically approved for such purpose by the Association, or with the express written approval of the Association. This will include the use of paintball guns.

- 4.6 No person shall cause a nuisance of any nature in the Estate, and shall at all times observe the provisions of the environmental policy determined for the Estate.

5. **DOMESTIC REFUSE**

The removal of domestic and other refuse shall be under the control of the Association who may, in exercising their functions in this regard from time to time, by notice in writing to all persons concerned:

- 5.1 Lay down the type and size of refuse containers to be used;
- 5.2 Give directions in regard to the placing of such refuse for collection; no refuse may be left outside the property except for collection on the day of collection. It may not be left overnight;
- 5.3 Require the payment of a reasonable charge for the provision of such containers;
- 5.4 It shall be the duty of every owner or occupier of a property to ensure that such directions given by the Association are fully observed and implemented;
- 5.5 No person shall keep any refuse within or outside his property except in the containers aforesaid;
- 5.6 Containers shall not be kept in any place outside any property or where it may be seen from outside the grounds of such property except in such places as may be specifically set aside therefore, or as may be approved by the Association from time to time;
- 5.7 Where, in the opinion of the Association, any item of refuse is of such a size and nature that it cannot be conveniently removed by the Refuse Removal Services provided or arranged by the Association, may give the person wishing to dispose of such litter such directions for its disposal as it may deem fit;

Household refuse is to be left on the driveways of each unit on days to be determined by 08H00. The municipality truck will collect refuse on these given days. No refuse bags are to be left out the night before, and if one misses the collection, refuse bags are to be kept in the resident's property until the next collection day.

6. **ANIMALS, BIRDS, REPTILES**

- 6.1 Local Authority bye-laws relating to pets must be complied with (i.e. licensing/numbers/inoculations etc.)
- 6.2 No more than TWO dogs are permitted per household.

- 6.3 Dogs must be of a breed, and disposition suitable, in the opinion of the Association, to the estate.
- 6.4 All bitches must be spayed. A veterinary certificate of compliance must be produced along with the request for permission to keep the pet, if requested by management.
- 6.5 Each dog must at all times wear a collar with a name tag indicating the Owner's name and telephone number
- 6.6 Aviaries are not permitted.
- 6.7 Pigeons, poultry, peacocks, wild animals, livestock, rabbits, snakes, reptiles and the like are not allowed to be kept on the Estate.
- 6.8 Dogs must be kept in an adequately sized and contained area within the Owner's property and when outside the Owner's property must at all times be on a leash and under the control of a responsible person. Dogs are not allowed to run loose (Stray pets without a name tag will be handed over to the SPCA or Municipal Pound and any costs incurred will be for the Owner's account).
- 6.9 Fouling by pets of homeowners' must be removed immediately by the responsible Owner. (For this purpose Owners are advised to carry a scooper or plastic bags whenever walking their pets outside of their own property).
- 6.10 Pets may not be allowed to be a nuisance or cause a disturbance or annoyance to others through barking, howling, yapping, etc. and no pet may be left alone in a unit for an extended period of more than a few hours. In the event of a resident of the Estate complaining in writing to the Association that a pet barking, howling, etc. constitutes a nuisance, the Association committee will investigate the matter and make a finding. Remedial action will be a written warning. If the nuisance continues the Association committee reserves the right to order that the pet shall, forthwith be removed from the Estate, which order shall be final and binding.
- 6.11 Any animal, bird or reptile being on the Estate in contravention of these rules shall be removed forthwith on notice from the Association.
- 6.12 No person shall slaughter any animal, bird or reptile, or cure or hang up to dry, any meat, fish skin or carcass or any part thereof within the Estate.

7. OCCUPATION OF DWELLING UNITS

- 7.1 The maximum number of persons permitted to occupy any dwelling within the Estate shall be the number of bedrooms in such dwelling multiplied by two.
- 7.2 Notwithstanding 7.1 the Association may, after written application, allow more than the maximum number of persons to be accommodated in such dwelling or to have

access to the Estate.

- 7.3 An owner or occupier of the Estate shall ensure that he and his visitors or guest do not make, or create, undue noise. Radios, musical instruments and TV sets, etc. must be utilized in such a manner as not to be heard in adjoining homes.
- 7.4 No garments, household linen or general washing of any nature may be hung out or placed anywhere to dry except in a screened drying yard or other designated area. Items of washing must not be visible from the roads and must be reasonably screened from the direct view of neighbours.
- 7.5 No person shall keep anywhere in the Estate, any inflammable substance provided, however, that this rule shall not apply to the keeping of such substances and in such quantities as may be required for domestic use.
- 7.6 Where any property owned by more than one person, the co-owners concerned shall elect one of their members as the liaison officer for the property concerned, and shall notify the Association of the name and address of such liaison officer.
- 7.7 No business shall be conducted on any property save with the consent of the local authority in terms of the town planning scheme applicable to the Estate.
- 7.8 No advertisements or signs, other than official Association signs, or decorative house name boards approved by the Association, may be displayed on the Estate.
- 7.9 No flags or flag poles may be erected on a property within the Estate.

8. **LETTING**

No member shall let or otherwise part with occupation of his property, whether temporarily or otherwise, unless she has agreed with the prospective tenant or occupier, as a *stipulation alteri* in favour of the Association, that such tenant or occupier shall in all ways be bound by the terms and conditions of these Rules any amendments thereto and of the Constitution where applicable. A separate agreement pertaining to this will need to be signed.

9. **MAINTENANCE OF PROPERTY**

- 9.1 The Common Property, including the Gate House, gates, perimeter fence, and estate infrastructure are all maintained by the Association. The cost of this is part of everyone's levy.
- 9.2 The maintenance of a members houses, internally and externally, including the roof and all railings, fencing, screens, recreational structures etc. is the responsibility of the owner and is therefore not taken into account in the levy. The exterior of every

Dwelling together with its fences, screens, arches, driveways, etc., must be continuously and at all times maintained by the Owner in a clean, tidy, neat and befittingly repaired, painted and properly kept condition.

- 9.3 Where in the opinion of the Association the condition of a Dwelling is not up to the required standards of the Estate, the Association shall give written notice to the Owner to carry out the necessary improvements within a specified time.
- 9.4 Should the Owner fail to carry out such work as requested, the Association shall be entitled to carry out that work and to recover the reasonable cost thereof from the Owner, which amount shall be deemed to be part of the levy due by the Owner. In giving effect to this, the member may not refuse the Association or its duly appointed agent or employees entry into his property for the purposes of carrying out the provisions hereof.
- 9.5 Every member shall ensure that at all times his lawn and garden area are well maintained, due regard being had as to the aesthetic requirements and standards imposed by the Association.
- 9.6 No member shall deviate from the restrictions imposed by the Association relating to compliance with the nature and amenity of the Estate, and shall be obliged to strictly adhere to the requirements, terms and conditions relating thereto.
- 9.7 Swimming pool water may not be emptied into the sewer system but must be channeled into the storm water system.
- 9.8 It is the responsibility of the Owner, and a requirement of law, to control the growth of invasive alien vegetation on their property.
 - 9.8.1 Where such vegetation is identified on a property, the Association shall give written notice to the Owner to remove it within a specified time.
 - 9.8.2 Should the Owner fail to carry out such work as requested, the Association shall be entitled to carry out that work and to recover the reasonable cost thereof from the Owner, which amount shall be deemed to be part of the levy due by the Owner.
- 9.9 The control of vegetation on common property is the responsibility of the Association garden contractor.
- 9.10 Owners of vacant stands are not required to clear the stands, and may leave them in their natural state, save for the removal of alien vegetation, or if a neighbour requests the clearing of any vegetation that is impacting on their property.
- 9.11** The use of chainsaws is forbidden unless written permission has been obtained from management. The use of chainsaws on a weekend is not allowed.

10. DOMESTIC HELP

- 10.1 Such member wishing to employ a domestic helper shall submit, to the Association, such person's full names, current physical address, duration of employment if currently employed by the member, and all particulars relating to such proposed employment as the Association may deem necessary.
- 10.2 The Association shall be entitled to request the removal of the domestic helper, where it is of the opinion that the proposed domestic helper is either unsuitable or would involve a security risk if employed within the Estate.
- 10.3 The Association may, in addition, impose certain terms and conditions relating to the domestic helper's employment where it deems such imposition necessary.
- 10.4 A member owning a dwelling may employ more than one domestic helper, such domestic shall be entitled to "live in" on the property. The domestic helper may only live in the house where he or she has access to ablution facilities. No domestic helper may be housed in the garage or a temporary structure.
- 10.5 A member owning a property shall be obliged to provide such ablution facilities as may be required by a domestic helper employed by such member.
- 10.6 The Association may issue to such domestic helper an identification card to facilitate entry to the Estate, which he or she shall be issued on such terms and conditions which the Association may wish to impose, provided that any abuse of the use thereof will constitute a material breach of the conditions of the domestic servant's employment and render such person liable for refusal of entry into the estate.
- 10.7 Any member employing a domestic helper shall be liable to the Association for such domestic's conduct and behaviour within the Estate as well as for any visitor of such domestic helper who enters the Estate, provided that such visitor shall not be entitled to enter the Estate unless the member has complied fully with the provisions of Rule 10 hereof.
- 10.8 For the purposes of this clause, a member shall include any person who occupies or lets a property under the provisions of Rule 8.
- 10.9 No domestic helper may have an overnight visitor on the Estate except with the express permission of the Association,

11. PAYMENT OF LEVIES AND OTHER AMOUNTS OWING TO THE ASSOCIATION

- 11.1 The amount levied upon each member under the provisions of Article 22 of the Memorandum of Incorporation, shall be paid by such member to the Association monthly in advance on the 1st day of each and every month, for the duration of the member's ownership of his property, subject to the terms and conditions of the constitution.

- 11.2 All other amounts payable to the Association are to be paid as soon as the account is rendered,
- 11.3 Any amount due by any member which remains unpaid after the same has fallen due, shall bear interest as from the due date of payment to the actual date payment is received at a rate to be determined by the Association but not exceeding the rate of interest charged from time to time by the First National Bank on its prime overdraft rate plus 6% per annum calculated monthly in arrears.
- 11.4 All levies or other amounts due and payable which remain unpaid, may be recovered by instituting an action in any Court of competent jurisdiction against the members liable for the payments of such amounts.
- 11.5 In the event of the Homeowners Association instructing an attorney to take steps against a member as a result of such member failing to pay any amount owing by him, or failing to comply with the obligations in terms of the Constitution and Rules, then such member shall be liable to pay all legal costs incurred thereby on the attorney and client scale, plus collection commission. This amount will be added to the owners levy account.
- 11.6 In the event that a member owes the Association an amount in excess of R5000, 00 and the amount is not in dispute, such member will lose his rights as member to vote at any annual general or extraordinary general meeting of the Association.
- 11.7 No property may be transferred without a clearance certificate by the Association confirming that all levies and other amounts owing by the member to the Association have been paid in full. There shall be a fee in the amount of R500, 00 due to the Homeowners Association for each clearance certificate issued.
- 11.8 A levy stabilisation fund has been established in terms of Article 22.19 of the Memorandum of Incorporation, in this regard there is a non-refundable once-off levy payment due by the purchaser on the transfer of every property within the Estate, with effect from 10 August 2020, calculated at the rate of 1% of the purchase price of the property, to be collected by the transferring attorneys on signature of the transfer documentation. This capital fund is separate from the yearly levy operating accounts. In terms of the MOI, it is specifically defined as “for the purpose of meeting any extraordinary expenditure or expenditure of a capital nature”, thereby providing a buffer for the levy. The Board has the task of utilising these funds in accordance with the stated policy and of wisely investing available monies in order to maintain the capital funds at the best possible level. Interest from such investments is retained in the fund.
- 11.9 No plans will be passed by the homeowners association if the levy account of the respective homeowner is in arrears.
- 11.10 No plans will be passed by the homeowners association before financial guarantees for the completion of the building have been obtained.

12. BREACH OF RULES

- 12.1 In the event of any breach of these rules by the member, or any members household, his guests or lessees, such breach shall be deemed to have been committed by the member himself.
- 12.2 Notice of breach shall be given in writing to the member accused thereof by the Association at the address, or email address, set out in the form for Application for Membership of the Association completed by such member, and shall contain the following information:
 - 12.2.1 The nature of the breach;
 - 12.2.2 The time period, if applicable, in which the breach is to be remedied;
 - 12.2.3 The fine imposed by the Association on the member for committing such breach;
 - 12.2.4 The time, date and place of the hearing at which the Association's Committee will adjudicate upon the breach if the member wishes to implement Rule 12.4;
 - 12.2.5 Any other information the Association may deem necessary.
- 12.3 Notice will be deemed to have been duly given if such breach notice is emailed to the member's e-mail address or delivered to their physical address.
- 12.4 In the event of any member disputing the fact that he has committed a breach of these rules, a committee consisting of the Chairman together with two other members appointed by the Association from time to time, shall adjudicate upon the issue at such time and in such manner and according to such procedure (provided that natural justice shall be observed) as the Chairman may direct.
- 12.5 In the event of a continuing offence, any person who contravenes or fails to comply with any provision of these rules or any condition or director given in terms thereof, shall be deemed to be accused of a separate offence for every 24 hours or part of such period during which such offence continues.

13. FINES

- 13.1 Fines imposed will be calculated as a % of the current monthly levy, rounded off to the nearest R50, 00. A schedule of fines is reflected in Annexure "A" hereto.
- 13.2 The amount of the fine will be added to the homeowners levy account. Until such time as the fine has been paid, the Association shall not consent to the transfer of the member's property.
- 13.3 Any fine imposed upon any member shall be deemed to be a debt due by the member to the Association, and shall be recoverable by ordinary civil process.

14. SALE OF PROPERTIES

Owners must ensure that prospective buyers are provided with a copy of the Association's Conduct Rules and MOI prior to the conclusion of a Sale Agreement.

15. CONSTRUCTION OF DWELLINGS AND ALTERATIONS THERETO

- 15.1 The Association, in order to procure compliance with the nature and amenity of the Estate, shall control the right of any member to erect or build any dwelling unit or other structure on any member's property which dwelling or structure shall during and after the development period, strictly adhere to the architectural guidelines imposed by the developer from time to time and be subject to such rights of control which have been conferred upon the developer.
- 15.2 The Association's right of control shall include any extension or addition to any existing dwelling unit or other structure, which when erected or constructed is visible from the outside of the building.
- 15.3 Plans for swimming pools must be submitted, and have approval from, the municipality, as well as the Association before construction commences.
- 15.4 Any member wishing to erect or build any dwelling unit or structure on his property or make any extensions or additions thereto, shall submit to the Association such plans, drawings and ancillary documents as may be necessary in the opinion of the Association to grant approval thereto, provided that the Association:
 - 15.4.1 In its sole discretion may approve, refuse or require such amendments to be made to such application that are deemed necessary to comply with the nature and amenity of the Estate;
 - 15.4.2 May grant its approval subject to such conditions it deems applicable;
 - 15.4.3 Will grant its approval in the form of placing an Estate stamp on the plans and having the manager or supervisor sign them.
 - 15.4.4 Plans need to be stamped and signed by the Association before they are submitted to the local municipality.
- 15.5 Any contract entered into with any Contractor, sub-contractor or supplier by any member in relation to the construction of any dwelling or any extensions and additions must be made subject to the estate Building protocol. A copy of which can be obtained from the office of the Association. Failure to adhere to this rule or failure by the contractor, sub-contractor or supplier to adhere to the rules relating to such parties activities, could result in the suspension of building activities and/or disciplinary procedures by the Association against the member concerned.

16. **SECURITY**

- 16.1 The Association shall provide access control for the Estate, and additional security, which may be decided on by the homeowners committee.
- 16.2 All security measures in force from time to time shall be strictly observed at all times by all persons within the Estate.

17. **FENCE**

Owners can only erect the type of fence or wall as laid down in the Architectural Guidelines and the Association.

Annexure “A”

GUIDELINE OF FINES.

Fines are expressed as a percentage of the current monthly levies applicable at the time of the offence. The fine amount will be rounded to the nearest R50.

OFFENCE	PENALTY
1, Drive a vehicle on any road within the Estate in excess of the speed limit indicated by an appropriate sign	30%
2. Drive any vehicle, including motorcycles, at any place within the Estate that is not permitted according to the conduct rules.	30%
3. Using a vehicle on any road within the Estate in such a manner as to constitute a danger or nuisance to any other person or property within the Estate	100%
4. Operating any vehicle at any place within the Estate without a valid, current driver's license issued under the provisions of the Road Traffic Act No. 29 of 1989 (as amended).	30%
5. Ride a bicycle, tricycle or any other form of un-powered transport within the Estate where the Association has expressly indicated by signs that it is prohibited	30%
6. Permit the use of a device for operating the gates at the main entrance gates by any person other than a family member, guest or lessee of that member.	30%
7. Operating a vehicle having a gross weight in excess of 2 tons per axle without the prior written approval of the Association	50%

8. Operating any vehicle in the Estate whilst under the influence of alcohol or any drug, which may in any way impede the ability to properly control such vehicle.	100%
9. Undertaking vehicle repairs on pavements or on the road system within the Estate.	30%
10. Park or store any vehicle, caravan, boat or trailer anywhere else but at a place designated for such purpose by the Association.	30%
11. Disturb, harm, destroy or permit to be disturbed, harmed or destroyed any wild animal, reptile or bird	30%
12. Disturb, damage, destroy or collect any plant material, whether living or dead, save with the consent of or on the instructions of the Association.	30%
13. Light any fire at any place upon the Estate other than at a place designated for that purpose	30%
14. Camp or picnic upon any place in the Estate other than at a place which has been specially designated for such purpose by the Association	30%
15. Discard any litter or any item of any nature whatsoever at any place in the Estate except in such receptacles as provided, and in such places as may be set aside for such purpose and designated as such by the Association	30%
16. Use any open space within the Estate in any manner which may unreasonably interfere with the use and enjoyment thereof by any other persons within the Estate, or behave in such a way as to create a nuisance to any other persons in the Estate.	30%
17. Discharge any fireworks or firearms as defined in the Arms and Ammunitions Act No. 75 of 1969, or any dangerous weapons as defined in terms of the Dangerous Weapons Act No. 71 of 1986, except in self-defence or within an area specifically approved for such purpose by the Association, or with the express written approval of the Association.	100%
18. Allowing refuse to be left outside the property except for collection on the day of collection. It may not be left overnight.	30%
19. Allowing a dog without a collar and a name tag, indicating the Owner's name and telephone number, on common property.	10%

20. The keeping of pigeons, poultry, peacocks, wild animals, livestock, rabbits, snakes.	30%
21. Failing to keep a dog on a leash, controlled by a responsible person, whilst outside the owners property.	30%
22. Failing to pick up fouling of pets on estate common property	30%
23. Slaughter any animal, bird or reptile, or cure or hang up to dry, any meat, fish skin or carcass or any part thereof within the Estate	50%
24. Allow pets to be a nuisance or cause a disturbance or annoyance to others through barking, howling, yapping, etc.	30%
25. The owner, or occupier, of the Estate creating, undue noise, or allowing radios, musical instruments and TV sets, etc. to be utilized in such a manner as to be heard in adjoining homes.	30%
26. Allowing garments, household linen or general washing of any nature to be hung out or placed anywhere to dry except in a screened drying yard or other designated area. Allowing items of washing to be visible from the roads.	30%
27. Erecting advertisements or signs, other than official association signs, or decorative house name boards approved by the Association.	30%
28. Allowing a domestic helper to be housed in the garage or a temporary structure.	30%
29. Allowing a domestic helper to have an overnight visitor on the Estate without the express permission of the Association.	30%