

# **ESTATE RULES**

## **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.

## **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.

#### **4.0 REFUSE REMOVAL**

- 4.1 Refuse removal is to be outsourced or undertaken by the local authority on designated days. These days and type of bins to be used will be advised to residents.

#### **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.

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

- 6.1 Resales on any properties during the development period may only occur through the lead agent appointed by the Developer or the development facilitator from time to time.
- 6.2 Re-sales and letting of property is permitted by outside agents who are accredited with the POA.
- 6.3 Properties may be viewed by appointment only. No show days are permitted.
- 6.4 No signage is permitted on any plot or on any part of the common property.

#### **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.
- 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 08h00 to 13h00 (Estate to be vacated by 13h30)  
Sunday No work permitted Public Holidays No work permitted

## **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.