

# WILD OLIVE HOME OWNERS ASSOCIATION

## Rules for the control and management of Wild Olive

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### 1. Exterior of Living Unit

- 1.1 No structural change of whatever nature to the exterior of the living unit may be :
  - 1.1.1 effected without the written consent of the trustees acting on behalf of the Home Owners Association for this complex.
  - 1.1.2 All building plans must be approved and signed by the appointed Trustees of the Homeowners Association, the Architect and the Municipality.
- 1.2 General Maintenance to the exterior of a unit, for instance the painting thereof, has to be according to the standards.
- 1.3 The color scheme for the exterior paint for all units is a light shaded colour which will be determined by the Trustees from time to time.

### 2. Burglar bars and Door Gates

The Burglar bars shall be affixed on the inside of a unit.

The Burglar gates will be black or white and the burglar bars shall either be black, white or of a clear material.

### 3. Gates and Fencing around the Unit

- 3.1 Rule no 1 must be followed for any fencing or structure changes.
- 3.2 Gates must be palisades and be painted in black / white.
- 3.3 Steel Gates must be galvanized or painted black or white. All gates should allow visibility into the property concerned.
- 3.4 All gates visible from common areas must either be 0.9 or 1.8m high
- 3.5 Walls in between two units must be built with building blocks or bricks, must be plastered and painted. Only if rule no 1 was followed.
- 3.6 Face bricks may also be used as a boundary wall in between two units

#### **4. Common Garden areas**

- a. The trustees are to maintain all lawns, shrubs and trees,
- b. Every occupant should as far as is possible ensure that members of its family, guests and other people do not damage the lawns, shrubs, trees, lights, benches, etc. any person who damages the common property, whether deliberately or negligently, shall be liable for the cost of repair or replacement thereof. In the case where there is any eye witness the person who was responsible for damage will not be able to hide from his responsibilities.
- c. An owner or occupant may not remove or transplant any plant, shrub or tree on the common property without the written approval of the trustees.

#### **5. Occupation of Units**

- a. The maximum number of persons who may occupy any unit permanently in the A 2 (Two) bedroom unit, are limited to 4 (Four) persons.  
The 3 (Three) bedroom unit, are limited to 6 (Six) persons.
- b. An Auction may not be conducted on any part of the property, nor any advertisement be erected inside or outside the building, on the common property or on any exclusive use area, without the written consent of the Trustees.
- c. No article or object may be left or stored on the common property or on an exclusive Use area without the prior written permission of the trustees
- d. A unit may only be utilized for residential purposes.
- e. No business or trading may be conducted from a unit, except with the written permission of the Trustees.
- f. No storeroom or motor garage may be utilized for residential purposes.

#### **6. Refuse and refuse removal**

- 6.1 Refuse bags must be properly closed before being placed in the refuse bins, Big garbage bins are for small refuse bags
- 6.2 No refuse bags or bins to be visible from the common areas. (only allowed on the specific days when the waste truck will be collect).

#### **7. Motor vehicles, Caravan's, Motorcycles, parking and road usage**

- 7.1 No vehicles exceeding a capacity of 1 Ton will be allowed inside the complex.  
(It will only be allowed for moving reasons and not more than 3 hours).
- 7.2 Vehicle's may not be parked in front of other occupant's vehicles, parking bays, Garages or houses.
- 7.3 No racing of vehicle, motorcycles or bicycles will be allowed on the common area.
- 7.4 The speed restriction on the terrain of the scheme is 20km/h (twenty) kilometers per hour.

- 7.5 Under no circumstances will any Caravans, large trailers or boats be allowed to park inside the premises for a period exceeding 48 hours. Owners will require permission from the Trustees to park a small trailer out of sight on their own property.
- 7.6 All vehicles should furthermore be parked in such a manner that it will not cause any discomfort for other inhabitant or road users.
- 7.7 Any person contravening any of the above rules, shall receive a written warning and shall Receive a fine of up to R500.00 for each infringement. Such fine shall be payable along with the next levy and will be automatically deductible. Should the trespasser be a guest of an inhabitant, the Trustees reserve the right to act in terms of this rule against such inhabitant, who shall be liable for the behavior of his guests. This reservation does not impinge on any other rights, which the Trustees may have against such trespasser or inhabitant.
- 7.8 Visitors parking may only be used for visitors and not be in use for more than five (5) days by the same vehicle. No tenant may use the visitors parking on a permanent basis.
- 7.9 Vehicles may only be washed in each owner's own garden space or driveway.

#### **8. Motor wrecks, refuse, repairs, ext.**

- 8.1 No motor vehicle may be stripped, dismantled or major repairs be effected to a motor vehicle on the common property, on any exclusive use area. A vehicle, motorcycle must at all times, be movable if it's visible from the common area.
- 8.2 No refuse, motor wrecks, etc. may be left or parked on the common property or on the exclusive Use area.
- 8.3 Should any inhabitant contravene sub rule 8.2, the Trustees may request the owner in writing to have the objects removed within 10 (ten) working days from the date of the letter. should he fail to remove the objects timeously, the Trustees may have it removed on the trespasser's account.
- 8.4 It is strictly forbidden to use a vehicle's hooter inside the property.

#### **9. Washing and washing lines**

Washing may not be hung at the front door or be placed such that it is visible from the common areas. Windows may not be used for drying of washing. Only Blinds or Curtains may be visible from the outside.

#### **10. Silence**

Silence should be kept during the following hours:  
Mondays to Thursdays : From 23:00 to 06:00  
Fridays to Saturdays: From 24:00 to 06:00  
Sundays: From 06:00 to 11:00  
And 15:00 to 06:00

No Television sets; radios or musical instruments shall be used in a manner, which may disturb the other occupants.

## **11. Children**

11.1 Occupants are to see to it that their children or visitors or guests do not damage the common property or the property of other occupants or garden areas, for instance tamper with post boxes, plants, taps, water hoses and lights.

11.2 Owners/ tenants shall ensure that their children or their visitors children will under no circumstances make use of areas reserved for general utilization for bicycle riding, roller-skating and skating boards.

This rule is also applicable in parking areas and any other of the common property.

11.3 Owners / tenants shall be responsible for the behaviour of their own or visiting children and shall ensure that they are aware of and observe such of the rules as concern them.

11.4 No ball shall be thrown or hit or kicked or bounced against any doors or wall on the Common property or any private property.

## **12. Animals**

12.1 An occupant who is an owner or tenant may keep 2 (two) animals as pets in their units. Owners/Tenants will only have the privilege of having animals as a pet if they received written approval from the Trustees and if their unit is enclosed (walled).

12.2 A letter of request, with a photo and full description of the animal must be handed in at the managing Agent and be accepted and signed by the trustees before any owner/tenant will be allowed to keep any animal.

12.3 Any dog taller than 40 (forty) cm, measured from the floor to the top of the front shoulder, will NOT be allowed.

12.4 When a dog is taken outside a living unit or the walled exclusive area of a property, it should be on a leash and under the control of a responsible person.

12.5 Should a dog defecate on the common property or on any other owner's property, the owner of the dog should remove the faeces immediately.

12.6 No cages or kennels or any other pet housing are allowed where it is visible from the common property or the exclusive use areas.

12.7 The same rules which apply to owners regarding pets, will apply to visitors.

12.8 Should a pet make a nuisance of itself or the owner fails to adhere to any of the terms of this Rule 12, the Trustees may serve a written warning on the owner. Should the owner fail to give the required attention and adhere to the complaint within 10 (ten) days of the date of the notice, the Trustees will have the right to penalize the owner by way of a fine.

## **13. Monthly Contributions**

All levies are payable in advance by the owners and are to be paid before or on the 7<sup>th</sup> (seventh) day of every month.

Should an owner be in arrears with any payment, he may be given a written warning to pay the arrears amount within 10 (ten) days of the date of the letter. Should he not pay within 10 (ten) days, the Trustees shall have the right to take the following steps:

- 13.1.1 To stop all normal services to the unit until the arrears amount has been paid. these services may include amongst others the maintenance of the unit. The owner remains liable for payment of the full monthly contribution during the period in which the above services are suspended. lessees will be informed of any proposed suspension of services on the same day as delivery of the letter of the demand to the owner.
- 13.1.2 Despite the above, the Trustees may sue the owner for arrears contributions or any other amounts due and owing by the owner to the Trustees or the Home Owners Association on the owners cost.
- 13.1.3 Interest at 24% (twenty four percent) per annum plus a fine shall be levied on all arrears amount with effect from the first day of the month on which the owner became in arrears.
- 13.1.4 Should the owner as referred to in sub-rule 13.2.2 above, be summonsed, or receive a letter of demand from an attorney in order to collect the arrears amount, costs will be payable on a scale as between attorney and own client.

#### **14. Penalties**

- 14.1 A person contravening any of the rules herein, may receive a written warning from the Trustees or its agent as well as a penalty of/from R250 (twenty five Rand) for each infringement. Should the trespasser be a guest of an inhabitant, the Trustees reserve the right to act in terms of this rule against such inhabitant, who shall be liable for the behavior of his guests. This reservation does not impinge on any other rights which the Trustees may have against such trespasser or inhabitant.
- 14.2 If such warning is not heeded and any rules are thereafter being contravened by such person or somebody residing with him, or somebody in his service, or a guest, within a period of 2 (two) months from date of the written warning, a fine of up to R500.00 (five hundred Rand) may be levied against the owner's levy account for each infringement thereafter, and he will be obliged to pay same promptly.
- 14.3 This right to fine the trespasser does not impinge on any other rights which the Trustees may have against such trespasser.
- 14.4 Should the trespasser be a guest of an inhabitant, the Trustees reserve the right to act in terms of this rule against such inhabitant, who shall be liable for the behavior of his guests. The reservation does not impinge on any other rights which the Trustee may have against such trespasser or inhabitant.
- 14.5 The penalty may be adjusted annually at the General Annual Meeting should the members find it necessary.

**15. General**

15.1 Administrative Officer – whose duties are:

- Financial planning, budgeting and controlling
- Collection of levies
- Payment of accounts
- General administrative matters
- Appointment and dismissal of workers

15.2 Responsibilities / duties of owners: Owners shall at all times ensure that:

15.2.1 These rules are adhered to by themselves and / or their tenants and visitors and that no misconduct of whatever nature may take place, which may cause damage to the reputation of the estate.

15.3 Any person with any problems or information or request is allowed to go to the Managing Agent and they will inform the Chairman or Trustees.

15.4 No unit will be signed off, for transfer before an inspection was done on the unit by the Chairman or two of the Trustees.

In the case of any unresolved issues, it will have to be solved before the papers and sign off will be done.

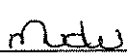
15.5 Any for sale signs, whether private sale or by Estate Agent, must be done professionally. The permission of the Trustees will be required as to where these signs may be placed.

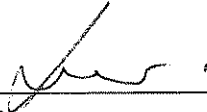
A "On show" sign may be put up on the units grass area for a period of one day only.

15.6 All visible aerials / satellite cables, dishes etc. are to be done professionally.

In accordance with the Point 15 of the Constitution, the Rules were approved on a reconvened

Annual General Meeting held on 12 APRIL 2017.

  
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CHAIRMAN

  
\_\_\_\_\_  
TRUSTEE