

Hageland

Homeowners Association

ESTATE CONDUCT RULES

1. USING THE STREETS

1.1 The streets of Hageland are for the movement of all residents, whether by foot, running shoes, bicycle, motorcycle, truck, delivery van or car.

1.2 The speed limit is 20 km per hour. Remember dead slow or dead children!

1.3 Besides the above, the Cape Road Traffic Ordinance is enforced.

1.4 Parents are responsible for ensuring the safety of their children when using the streets.

1.5 Engine-powered vehicles may not be driven anywhere except in the streets of the Estate. All private and open space is off-limits.

1.6 Residents must remember that pedestrians cross streets in the Estate, and motorists should drive with caution at all times.

1.7 The use of motorcycles, quad bikes or other vehicles with noisy exhaust systems, is Prohibited and not allowed on open space areas.

1.8 ALL DRIVERS TO HAVE APPROPRIATE LICENCE AND UNLICENCED DRIVERS ARE NOT ALLOWED.

2. GOOD NEIGHBOURLINESS

2.1 No business activity or hobby, which causes aggravation or nuisance to fellow residents, may be conducted. Auctions or jumble sales are prohibited.

2.2 The volume of music or electronic instruments, partying and the activities of employees should be kept at a generally accepted level.

2.3 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:

Mondays – Fridays: 07h30 – 18H00 in summer (October to April)

Saturdays: 08h00 – 16h00 in summer and winter

Mondays – Fridays: 08h30 – 16H30 in winter (May to September)

Sundays: No mechanical maintenance on the outside of the buildings. Minor works like drilling for up to 10 min max is allowed.

2.4 Washing may only be hung on lines and out of direct sight from streets and preferably out of sight of neighbours.

2.5 Refuse, garden refuse and refuse bags may not be placed on the sidewalk, unless they are to be removed within a period of 24 hours.

2.6 Refuse, garden refuse and refuse bags/bins must be placed on the sidewalk or kerb of the owner's property and not in the street or neighbours property/kerb.

2.7 No advertisements or publicity material may be exhibited or distributed without the consent of the Hageland HOA.

2.8 Borehole Water Supply

Borehole water is available for distribution to all residents. We want to ensure a sustainable supply throughout the long summer months, therefore each household will be allocated 100 litres per day or 600 litres per week. You may collect water however you choose eg, once a week, every second day etc; as long as the 600 litres per week is not exceeded.

To minimise disruption to our neighbours living close to the borehole and for the safety of children playing, the following rules must be adhered to:

- Water may be collected from Mondays to Saturdays from 9am to 2pm and from 7 to 9 pm. This timing may change depending on residents' requests and approval by the HOA. Water may not be collected on Sundays.

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- Please fill containers. Hosepipes may not be used to channel water to properties.

While there will be no active monitoring of individuals collecting water, the borehole is metered and there is a camera monitoring the area. We ask that residents operate within an honesty system so that everybody has equitable access to borehole water. Should we find that abuse of this precious resource is occurring, those responsible will be named and shamed.

3. ENSURING A PLEASING STREETScape

The collective pride of our Estate depends to a great extent on all owners contributing towards the creation and maintenance of a neat and pleasing streetscape.

3.1 Every owner has a responsibility to the Estate community and must maintain the area between the street kerb and the boundary of his/her property.

3.2 Garden fences and walls, which form part of the streetscape, or public open spaces, should be properly finished and maintained.

3.3 Caravans, trailers, boats, equipment, tools, engine and vehicle parts as well as accommodation for pets must be sited out of view of the street (street address side) and screened from neighbouring properties.

3.4 No trees, plants or lawn may be removed from sidewalks and communal area without permission of the Hageland HOA. Planting should not interfere with pedestrian traffic or obscure the vision of motorists.

3.5 Gardens situated next to open spaces must be kept neat and tidy at all times

3.6 Open erven – if the HOA deems that open erven are overgrown, unsightly, a safety hazard or is a fire risk to the residents in the Estate, owners of such erven will be advised in writing that their properties need clearing. If no response is received within 7 days, the HOA will appoint a service provider to clear their properties and debit the costs of this service to the homeowners' levy accounts.

4. PETS

“Let your pet not be a bone of contention between you and your neighbours”.

4.1 The local authority by-laws relating to pets will be enforced.

4.2 Without the written approval of the Hageland HOA, no persons may keep more than two pets (dogs or cats) on their property/erf.

4.3 No poultry, pigeons, aviaries, wild animals or livestock may be kept on the Estate.

4.4 No pets (cats or dogs) are permitted to roam the streets without the owner being present, and dogs must at all times be on a leash.

4.5 Pets are only allowed outside the erf perimeter under control and responsibility of the owners and any offending mess must be collected and removed. Any dog showing tendencies to nip must have a muzzle. Any pet biting or attacking a resident/visitor will be banned from ever being allowed outside the erf.

4.6 Should any excrement be deposited on any private and/or open space area, the immediate removal thereof is the sole responsibility of the owner of the pet.

4.7 Every pet must wear a collar with a tag indicating the name, telephone number and address of its owner.

4.8 The Hageland HOA reserves the right to request an owner to remove his/her pet should it become a continuous nuisance within the Estate.

4.9 In order to prevent cats from depleting the bird population, all cats must be fitted with a collar that contains a bell.

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5. TENANTS, VISITORS, CONTRACTORS AND EMPLOYEES

IN THE FINAL ANALYSIS, THE RESPONSIBILITY FOR ENFORCING THE RULES, RESTS WITH THE OWNER

5.1 Should any owner let his property, he must in writing advise the Hageland HOA in advance of occupation of the name of the Lessee and the period of such lease. The owner must inform the Lessee of all Rules and bind the Lessee to adhere to such Rules.

5.2 The occupiers of any property within the Estate are liable for the conduct of their visitors, contractors and employees, and must ensure that such parties abide by all rules.

5.3 Every owner must ensure that contractors in their employ have signed the Contractors' Code of conduct and adhere to the stipulations of the contract which is available at the Estate manager's office.

6. SECURITY

"Every time you break security protocol and regulations, you are making it easier for criminals to do the same".

6.1 The Estate is a gated Estate with security and 24 hours armed response. All residents, visitors and contractors are required to adhere to the access control procedures. Details of the access control procedures can be obtained from the Estate Manager.

6.2 The security guard has a difficult job to perform. Residents are requested to treat security personnel with respect and courtesy.

6.3 Permanent workers must be registered at the office of the Estate Manager. Application for registration must include two passport photos. When applying for registration, employees are required to sign acceptance of the security rules of the Estate.

6.4 The property owner remains responsible for the conduct of visitors to his/her property. An express condition of admittance to the Estate is that should a visitor/employee be found to be in contravention of the Rules of the Estate, the Trustees reserve the right to refuse access to such a person.

6.5 Every owner must ensure that contractors in their employ adhere in all respects to the security stipulations of the Contractors Code of Conduct.

6.6 All attempts at burglary or instances of fence jumping must be reported to a member of the security staff and/or Estate Manager.

6.7 **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 permits.

6.8 In all cases visitors and delivery/courier services' vehicle registration numbers, the property to be visited, a contact telephone number, the time of entry and exit will be recorded at the security gate.

6.9 Visitors and delivery/courier services will only be granted access after telephonic confirmation by the resident.

6.10 Whenever possible the security at the gatehouse should be advised in advance of the pending arrival of visitors.

6.11 The use of the facilities of the Estate is reserved for the exclusive use of homeowners and their families living with them. Guests may be allowed to use the facilities only when accompanied by a legitimate homeowner at all times. Under no circumstances may entrance be given to guests/family members who do not live on the Estate and/or friends by "lending" remote controls to such.

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7. Dam

THE RESPONSIBILITY FOR ENFORCING THE RULES, RESTS WITH THE OWNER

7.1 No swimming or power boating is allowed in the dam.

7.2 Row boats are allowed on the dam. Owners need to make sure that safety jackets are worn by all occupants of the row boat. All row boats need to use the access to the dam nearest to the security gate.

7.3 Fishing is allowed. The owner needs to ensure that the area is left clean.

7.4 Only owners and their family/friends are allowed to fish or launch a row boat on the water. Visitors must be accompanied by a resident of Hageland when using these facilities.

7.5 Our dam is shared with our neighbours, Sea View Lake. Please do not disembark at, or swim to Sea View Lake's property. Such behaviour may be viewed as trespassing and legal action may be taken by them.

7.6 Children under the age of 14 visiting the dam must be under the guidance of parents/adults. The responsibility rests solely on the parents/owners.

7.7 Using a row boat on the dam is at own risk.

7.8 The dam water should be treated to be unfit for human consumption and the HOA cannot be held liable for any person becoming ILL AS A RESULT OF CONTACT WITH THIS WATER THROUGH ANY MEANS.

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