

NORVELLO GARDENS – RULES AND REGULATIONS

1. OCCUPANTS AND OCCUPANCY

Not more than two people to live in any one bedroom of a unit on a permanent basis, or temporarily for more than one month.

2. ANIMALS, REPTILES AND BIRDS

- 2.1 An owner or occupier of a section shall not be permitted to keep more than three animals (dogs/cats) in his section. An owner who had more than three animals (dogs/cats) at the time of construction may continue to keep such extra animal(s).
- 2.2 Animals must be tagged for identification purposes and be confined to their section at all times unless on a leash and under the control of an adult owner. Owners remain responsible for damage caused to persons or property by the animal. Owners are also responsible for the removal of any animal litter.
- 2.3 Livestock animals may not be slaughtered inside the unit, within a section or on common property.
- 2.4 Should any infringement to the above rules occur, contact a member of the Excom Committee who will liaise with the owner concerned.

3. REFUSE DISPOSAL

An owner or occupier of a section shall ensure that all refuse is disposed of in the refuse bin located in the refuse house at the main entrance. The door of the refuse house is to remain locked at all times. Keys are available from the Excom Committee.

4. VEHICLES AND RIGHT OF WAY (incl. Trailers, Caravans & Boats)

- 4.1 An owner or occupier of a section shall not park or stand any vehicle upon common property, or permit or allow any vehicle to be parked or stood upon common property. This includes all grass area within the common area.
- 4.2 An owner or occupier of a section shall not allow any vehicle exceeding 2.5 tonnes into the complex.
- 4.3 Any vehicles parked or left abandoned on the common area without the consent of the Excom Committee, will be towed away at the expenses of the vehicle owner.
- 4.4 An owner or occupier of a section shall ensure that their vehicles and the vehicles of their visitors and guests do not drip oil or brake fluid onto the common property or in any way deface the common property.
- 4.5 An owner or occupier of a section shall not be permitted to park their vehicles on the roadway, which shall impede or obstruct access to and egress from any entrance, garage, carport and parking bay of any section, or impede or obstruct the normal flow of traffic on the roadway.

4.6 An owner or occupier of a section shall comply with the rules of the road, road signs and notices and drive slowly and with due care when entering or leaving the complex. Maximum speed 25 kph.

5. DAMAGE, ALTERATIONS OR ADDITIONS ON THE COMMON PROPERTY

An owner or occupier of a section shall not mark, paint, drive nails or screws or the like into, or otherwise damage, or alter, any part of the common property, without first obtaining the consent of the Excom Committee.

6. APPEARANCE FROM OUTSIDE

The owner or occupier of a section shall not place or do anything on any part of his section which, in the discretion of the Excom Committee, is aesthetically or undesirable when viewed from the outside of the section. In the event of a dispute, the Excom Committee shall refer the final decision to all the owners whose decision by a simple majority shall be final and binding.

7. LITTERING

An owner or occupier of a section shall not deposit, throw or permit/allow to be deposited or thrown on the common property or onto any other section any rubbish, garden refuse, including cigarette ends or any other litter whatsoever, except where provision for refuse disposal in a designated area is provided.

8. NOISE

8.1 An owner or occupier shall not cause or allow any disturbing noise either from pets, radios, television sets, musical instruments, hooting and revving of un-silenced engines or the like, or from any other source whatsoever. Noise as a result of renovations shall be confined to normal business working hours (i.e. 7:30 to 17:00 Monday to Friday and 7:30 to 16:00 on Saturdays).

8.2 Consideration must be given to fellow residents by members and their tenants when causing a noise of any description within the complex. If a noise is expected, contact the Excom committee as well as neighbouring homes to advise of the expected noise. Members will be held responsible for any unruly behaviour or noise caused by adults or children that are guests, tenants, employees or family members of the said owner.

9. LETTING OF UNITS

All tenants and persons granted rights of occupancy (including servants and employees) by any owner of the relevant section are obliged to comply with these conduct rules, notwithstanding any provision to the contrary contained in any lease or any grant of rights of occupancy.

10. LAWNS AND GARDENS

- 10.1 The Homeowners' Association shall regularly mow the lawns of the common property. Owners shall be responsible for maintaining their own garden areas to the road and Adjacent to their property.
- 10.2 Owners shall not permit shrubs, trees, creepers or other vegetation grow onto or near the common property, which can cause damage to any part thereof.
- 10.3 No vehicles shall remain parked on the lawns in the common area overnight.
- 10.4 If damage occurs to the gardens or lawns by owners/tenants or by visitors, then the Owner/tenant will be held responsible for any damages.

11. LIGHTING / ELECTRONIC GATE

The Excom Committee shall ensure that any common property lighting and the electronic access gates are maintained in a good state of repair at all times.

12. ACCESS TO COMMON PROPERTY

- 12.1 Where access to common property areas (boundary walls) is via or through owner's section, that owner shall give the Excom Committee or their duly authorized workmen unrestricted access to those areas for the purpose of clearing and of effecting repairs.
- 12.2 Access to the common property by owners/tenants/visitors shall be by entering through the gate.

13. HOMEOWNERS' ASSOCIATION

- 13.1 The Excom Committee shall call meetings and meet at least 4 times during the period from one Annual General Meeting to the next.
- 13.2 The Homeowner's Association shall enforce and apply the rules equally to all owners and occupiers and shall not give preferential treatment to any Committee member, owner or occupier and shall conduct all its affairs in a fair, reasonable and democratic manner.
- 13.3 If the Homeowners' Association or Excom Committee fail to enforce or delays enforcing any of the provisions of the Conduct Rules, then an owner shall be entitled to take steps necessary to enforce these rules against any defaulting owner.
- 13.4 The Excom Committee will direct that only suitably qualified and registered workmen And contractors will be authorized to perform building alterations, additions and repairs, Repairs to all electrical and television aerial installations, drainage and water services under Its control. Except in an emergency, renovations and repairs shall be undertaken between 7:30 and 17:00 Monday to Friday and between 7:30 and 16:00 on Saturdays, (public holiday excluded) The Excom Committee may vary these working hours if it is deemed necessary.

DECLARATION

I,.....being the registered owner of number.....Norvello Gardens, Muriel Street, Hunters Retreat, Port Elizabeth, 6025, hereby declare that I have read the above rules and confirm that I will adhere to all the rules herein. I further declare that I will ensure that all the members of my family, guests, invitees, employees, servants and tenants will subscribe to these rules and that I will accept all responsibility should the rules be broken by myself, members of my family, guests, invitees, employees, servants and tenants.

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Owner (unit no.....)

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Occupier/tenant(unit no.....)

Date.....

Date.....

.....
Witness (Sign & Print name)

.....
Norvello Gardens Excom Committee
Member

Date.....

Date.....