

EMANZENI

ESTATE RULES AND REGULATIONS

1. INTRODUCTION

- The object of the development is the provision of a high-quality country type lifestyle for residence, and the intention of these rules is for the protection of this very lifestyle.
- The intent is to provide for the security of the residents, their family and their staff, by limiting access to the estate to unauthorised visitors and intruders.
- The registered owners of the properties are responsible for ensuring that members of their families, tenants, visitors, friends and all their employees abide by these rules.
- Any owner of a property will disclose to a prospective purchaser the existence of these rules and will include in the sale of property agreement.

2. GENERAL RULES

2.1 BUILDING COVERAGE

- The improvements on each portion may not consist of more than 1 (one) dwelling-house, which may consist of a number of separate structures around a main structure, together with the usual outbuildings
- No sewage systems may be constructed below the 126% full mark of the dam, positions of which must be signed off by a certificate supplied by a surveyor registered with the SAGC.
- Additional dwellings will be allowed, but need to be approved by the local municipality
- Structures and buildings planned to be constructed must be situated such that they intrude minimally on their neighbours' view.
- All outbuildings must match the design, elevation, materials and finishes used for the main dwelling.
- All buildings to be approved by local municipality and be in keeping with national building regulations
- If numerous complaints are received from other residents regarding the above, any indiscretions will be reported to the local municipality

2.2 ZONING AND LAND USE

- All properties are zoned as residential
- No commercial activities or any sorts are permitted without the consent of the local municipality.
- Any unlawful commercial activities conducted on the estate will be reported to the local municipality

2.3 TEMPORARY STRUCTURES

- Temporary, prefab and informal structures can look untidy at times and detract from the overall aesthetic of the estate, the use of and upkeep of temporary structures (e.g. Wendy houses) must be carefully considered
- Temporary structures such as park homes and caravans, and temporary corrugated or timber sheds shall only be allowed to be erected/parked on the property for a maximum period of 24

months during the construction of the home, no corrugated or timber sheds, informal or temporary prefab structures shall be allowed after the initial 24-month construction period

- Temporary structures should be kept as neat and tidy as possible at all times
- If numerous complaints are received from other residents, the removal of temporary or informal structures, corrugated or timber sheds will be insisted on

2.4 FENCING

- Fencing is discouraged as it inhibits the free movement of game on the farm
- Fencing should be transparent and be as non-obtrusive as possible
- All fences to be constructed from a standard recognised fencing system with matching and consistent uprights
- No scrap metal/off cut timber poles or uneven un-matching timber poles to be used
- Fences are to be kept in a neat and good condition at all times

2.5 UPKEEP OF SITES

- All sites to be kept neat and tidy at all time
- No dumping is allowed on any sites
- Dumping can only be done on the municipal facility next to the WWTP
- The sites cannot be used as a storage or as a dumping ground for disguardred items
- Owners must keep building material in a neat and tidy manner around the house

2.6 ANIMANLS

- Cattle, horses, sheep, chickens, game, goats, chickens etc can be kept on individual sites
- All animals must be contained to the owners' individual stands
- All housing for animals must be in keeping and kept to Standards South Africa's Rules and Regulations for animal enclosures
- If numerous complaints are received from other residents, the removal of temporary structures, and enclosures will be insisted on
- The miss-keep or miss-treatment of any of these animals will be reported to the SPCA
- If numerous complaints are received from other residents, the removal of the animals will be insisted on
- Baiting of game on the individual stand to increase individuals' enjoyment of the same is strongly discouraged – we strive to free movement of game for the enjoyment for all.

2.7 CONSTRUCTION

- The stand owner shall provide facilities for rubbish disposal and ensure that the workers use the facility provided and that the rubbish is removed on a regular basis.
- Contractors shall not violate gate permissions, and if found to do so by damaging infrastructure, the commissioning owner will be held liable for repairs to said infrastructure.
- Stands are to be kept as clean as possible of building rubble and continued cleaning should take place during building operation.
- It is incumbent on the stand owner to provide toilets facilities for the workers.
- The stand owner shall be responsible for any damage to common property

2.8 GOOD NEIGHBOURS

- Fireworks of any nature may not be fired at any time on the development, it is unlawful to discharge any firework without prior written permission of the local authority. The use thereof will be reported to the local SAPS

- No hunting of game - small or large shall be permitted on the property, if anyone is caught hunting on the property it will be reported to the local SAPS
- Roads are maintained by local owners. They are not a 4x4 playground. Abuse of roads by residents or visitors will result in a charge to remedy the condition of the roads to driveable standards, which means to a standard that an average sedan can safely negotiate.

2.9 FISHING AND CAMPING

- This will be allowed for private and recreational purposes only and can only be conducted with the permission of the land owner
- Stand owners and their visitors are not to trespass on other stands without permission of the stand owner as all stands including the shore lines are private property
- Any disorderly conduct will be the responsibility of the individual land owners
- No properties shall be rented out for commercial fishing or camping activities
- All people found on the property without the permission of the owner will be asked to leave immediately

I _____, ID number _____
 being the registered owner of stand _____ Emanzeni accept and hereby agree to abide by the above rules and by nature of signature to this agreement agree that in the event that the property is sold on that these rules will be attached as an addendum to the sale agreement of the property and the acceptance of these rules by the new owner will be enforced as a condition of sale of the property. The following will be entrenched in the new title deed when the property is transferred to the new owner: The owner of the stand will comply with and abide by the rules and regulations as set out by the Emanzeni Home Owners Association

Signed at _____ on this ____ day of _____ 2018

Signature: _____

Print Name: _____