



SHILOH
LIFESTYLE & COFFEE ESTATE

ANNEXURE '1'

SHILOH COFFEE ESTATE

SHILOH HOME OWNERS ASSOCIATION



HOUSE RULES
And **CONDUCT RULES**
MARCH 2016

SHILOH COFFEE ESTATE

HOUSE RULES / CONDUCT RULES

A - INTRODUCTION:

The objective of house rules is to provide a high quality of lifestyle for occupants within a natural wildlife and coffee estate. The intention of these rules is to protect and maintain this lifestyle and the ecosystem of the reserve.

These rules will remain in effect until such time as the Shiloh Home Owner Association amends it.

The registered owner of the property is responsible for ensuring that all members of his family, tenants, employees, contractors and any other person visiting the property also comply with the rules of conduct.

These rules may be amended, supplemented or deleted at any time by the HOA.

Any person contravening or failing to comply with any provision of the Rules of conduct shall be liable to a penalty as the directors may decide.

B - RULES OF CONDUCT

1. TRAFFIC

- 1.1 For purposes of these house rules "vehicle" shall mean any form of conveyance, whether self-propelled or drawn by mechanical, animal or human agency.
- 1.2 No person shall drive any vehicle on any road within the reserve at a speed in excess of 30km per hour. Drivers should be aware that the roads contain speed bumps.
- 1.3 No motorbikes or quad bikes are allowed in the residential section of the reserve, they are only allowed on the farm or reserve on designated roads. The use of this type of transportation should be limited not to be a nuisance to other persons.
- 1.4 No vehicle may be ridden on any trail or at any place on the reserve other than on the constructed roads as illustrated on the plan of the development and on any driveway within any residential lot.
- 1.5 No person may drive any vehicle within the reserve unless he/she is in possession of a current valid drivers licence.
- 1.6 No person may drive or ride any vehicle while he/she is under the influence of any drug or alcohol which may affect his/her ability to control such vehicle. No person shall use any roadway within the reserve in such a manner as to constitute a danger or a nuisance to any other person or any property.
- 1.7 No person shall park or leave any vehicle unattended other than in a demarcated parking bay or within a garage.
- 1.8 No vehicle may enter or leave the reserve except through the vehicle security gateway.
- 1.9 All vehicles are required to stop at the security gateway on entering and leaving the reserve.

- 1.10 The HOA may refuse entry to the estate of any vehicle which emits engine noise considered to constitute a nuisance to other home owners
- 1.11 No person may wash, dismantle or effect major repairs to any vehicle on any portion of the common property.
- 1.12 The following vehicles are specifically banned from long term parking or storage in an unsightly manner on the estate unless suitably garaged or screened :
 - a) Caravans
 - b) Trailors
 - c) Boats
 - d) Trucks or lorries and
 - e) Any vehicle in store or under repair
- 1.13 Hooters shall not be sounded within the residential, farm or reserve sections other than in the case of an emergency.
- 1.14 Any moving trucks or building trucks may only enter the reserve once the size restrictions are cleared with the HOA.

2. COMMON AREAS:

- 2.1 Any fences, walls and outbuildings shall be maintained and kept neat and clean.
- 2.2 No person shall feed, disturb, harm, destroy or permit to be disturbed, harmed or destroyed any wild animal, insect, reptile or bird nor create any feeding or drinking point for any animals or birds on the reserve.
- 2.3 No person shall disturb, destroy or collect any plant material whether alive or dead.
- 2.4 No fires may be lit anywhere in the reserve except in designated areas in a properly constructed fireplace.
- 2.5 No camping shall be allowed anywhere in the reserve, picnicking is restricted to demarcated areas only.
- 2.6 No person shall discard any litter or any other item of any nature whatsoever at any place in the reserve except in such receptacles and in such places specifically designated.
- 2.7 No person may use or conduct himself/herself within the reserve in such a manner as to unreasonably interfere with the use and enjoyment thereof by other persons in the reserve or detrimentally affect any open space or amenity.
- 2.8 No person shall, anywhere in the reserve discharge any firearm, airgun, bow and arrow or any other mechanism to propel a projectile.
- 2.9 Fishing shall only be permitted in areas specifically designated for the purpose by the HOA.
- 2.10 Should an owner or occupant fail to comply with any of the above rules, the HOA is entitled to carry out the necessary work (or have it done) and to claim payment of this expenditure from the owner or occupant.

3. NATURE RESERVE / COFFEE FARM:

- 3.1 The nature reserve/coffee farm may be used by residents only for walking, birding, mountain biking and related activities. All activities should take place on the demarcated trails. Driving in the section will only be allowed on demarcated areas and with demarcated means of transport.
- 3.2 Non-residents will not be allowed to enter this section of the estate except if accompanied by an owner or occupant.
- 3.3 Hunting and / or trapping of any sort is strictly forbidden.
- 3.4 Interference of any sort to the coffee plantation or any other farming activities is strictly forbidden.

4. STAND APPEARANCE AND MANAGEMENT:

- 4.1 Each owner is responsible for maintaining the area between the road and the boundary of his property in a clean and pleasing condition. The HOA may compel an owner to improve the aesthetic appearance of his area or carry out the work when deemed necessary at the cost of the owner.
- 4.2 Residences should be regularly maintained and painted. If in the opinion of the HOA the lack of maintenance is impacting on estate standards and market values, a penalty will be imposed on the owner.
- 4.3 Owners are not allowed to traverse or trespass any other residential stand other than its own.
- 4.4 The erection of any structures will only be allowed according to the stipulations in the architectural guidelines of the estate.
- 4.5 The development of gardens may only be done in accordance with the architectural guidelines.
- 4.6 Fencing of the residential stand may only occur as prescribed by the HOA in the architectural guidelines. Erecting of fences may not in any way interfere with neighbours views or aesthetic appearance of the estate. Erecting of fences are only allowed after approval by the HOA.
- 4.7 The portion of the residential stand outside the demarcated building zone may not be developed in any way and must remain natural and undisturbed.
- 4.8 Swimming pools and fish ponds must be covered or access restricted so that it is not of any sort of danger to anyone.
- 4.9 Owners must assist with prevention, control and extermination of any invasion plants on their property. Every owner shall ensure that all exotic plants are removed and destroyed especially plants such as Lantana, Guava, Sering and Jacarandas.
- 4.10 Vacant stands must be cleaned on a regular basis and kept neat throughout the year. Failing to do so will result in that the HOA will have the right to impose a penalty on the owner or carry out the work and claim the costs from the owner.

5. DOMESTIC REFUSE:

The removal of domestic refuse and other refuse shall be under the control of the reserve manager who shall from time to time by notice in writing to all persons concerned:

- 5.1 Lay down the type and size of containers to be utilized.
- 5.2 Give directions in regard to the placing of such refuse for collection
- 5.3 Require the payment of a reasonable charge for the provision of such containers.
- 5.4 No person shall keep refuse within or outside the home except in such containers specified. No refuse may be kept in any place outside the home except such places as may be approved by the reserve manager.
- 5.5 Where any item to be disposed of is of such a size or nature that it cannot be removed by the refuse removal service, the reserve manager may give the person wishing to dispose of such refuse such directions for disposal as they deem fit.
- 5.6 An owner or tenant of a property shall:
 - a) Maintain in a hygienic and dry condition, a receptacle for refuse within his property.
 - b) Ensure that before refuse is replaced in such receptacle it is securely wrapped, or in the case of tins or other containers, completely drained.
 - c) Ensure that the receptacle is animal resistant especially as far as monkeys and baboons are concerned.
- 5.7 It shall be the duty of every occupier to ensure that such directions given by the reserve manager are fully observed and implemented.

6. DOMESTIC ANIMALS:

- 6.1 Pets may be kept providing that it is not a nuisance to neighbouring houses. No domestic animal that could be of danger to other people or animals are allowed to be kept on the estate.
- 6.2 No more than 2 dogs are allowed per stand. Complete pet register will be kept by the HOA.
- 6.3 Dogs must be walked on a leash in common areas and are strictly not allowed to roam free or run outside freely in common areas.
- 6.4 Should any excrement be deposited in a street or any other public area, the owner shall remove it immediately. Failing to do so by the owner will lead to penalties and ultimately restriction of dogs outside the owners stand.
- 6.5 Poultry, pigeons, wild animals, livestock or cats may not be kept on the estate.
- 6.6 Every pet must wear a collar with a tag indicating the name, telephone number and erf number of the owner.
- 6.7 As a last resort, the HOA reserve the right to have the pet removed should it become a nuisance within the Estate. The HOA has an unfettered discretion in this regard, but will not exercise the right without having first directed a written notice to the owner and affording the owner reasonable time to eliminate the cause of the complaint.
- 6.8 Male dogs should be neutered and female dogs spayed.

7. GOOD NEIGHBOURING:

- 7.1 No garments, household linen or washing of any nature may be hung out or placed anywhere to dry except in a drying yard or such other area designated for the purpose. Any such items placed in any other area may be impounded by the management and may be reclaimed by the owner from management who may invoke a penalty.
- 1.2 No loud noise or disturbance is permitted and people resident in the reserve must be considerate of other residents. Be considerate of your neighbours. Music should be kept to a moderate volume and if necessary the owner will be asked to turn noise and music off.
- 1.3 Any activity or hobby which might cause aggravation or nuisance to fellow residents may not be conducted from any property.
- 1.4 Dynamite, explosives, fireworks or any other inflammable substances of any type may not be brought into or kept on the estate, and their use is strictly prohibited at all times.
- 1.5 Owners should ensure that domestic workers do not congregate at any prominent public areas on the estate, such as at the gate, road circles and cross roads anywhere on the street.
- 1.6 By judgement of the HOA no one is allowed to behave in an unmannerly or disorderly way or to be a nuisance to other owners. Each owner shall ensure that he and his visitors do not cause undue noise.
- 7.7 The use of power tools, lawn mowers and the like should be undertaken between the following hours
Mondays to Fridays 08:00 – 17:00
Saturdays 08:00 – 13:00
Sundays – Not allowed
- 7.8 Outside lights and spotlights must be placed in such a manner as not to be of any disturbance to neighbours.
- 7.9 No graves are allowed and no one's mortal remains can be buried on the estate

8. GARDENS:

- 8.1 No gardens may be cultivated in any area other than those clearly specified in the site plan by the architect. No cultivation, including lawns, may be developed in the area around a home designated 'natural bush'.
- It is recommended that an irrigation system be installed to save water.
 - Planting in approved areas must be of indigenous material.
- 8.2 Gardens should be maintained and keep gardens neat and tidy.
- 8.3 Garden tools and equipment should be kept in any place where they will not be viewed from the street or neighbouring property,

9. SECURITY:

- 9.1 Both vehicular and pedestrian access will be strictly controlled at the gate house.
- 9.2 No instructions shall be given to security personnel other than by the HOA and no favour, payment reward or any other form of inducement may be passed to security staff.
- 9.3 All attempts at burglary or fence breaching are to be reported immediately to the HOA.
- 9.4 New occupant have to register themselves and their contact particulars with the HOA on arrival and existing occupants have to supply updates of any amendments to their particulars.
- 9.5 All domestic workers, gardeners and any other employees have to be registered with the HOA, furthermore have to be informed of the termination of such employees so that they may be removed from the system.
- 9.6 No domestic worker or gardener will be allowed to reside on the estate.
- 9.7 An estate ID will be issued to these domestic workers and gardeners and should be carried with them at all times to gain access to the estate.
- 9.8 Owners have the responsibility to inform all members of their families, friends and visitors to the estate of the dangers associated with the electrified fences. The HOA may not be held liable for damage, injury or loss of life caused by the perimeter fences.
- 9.9 Gate access cards / keys / remote controls and replacement thereof are issued by the HOA for a fee and are not to be used by anyone else than the registered user. They may not be loaned and losses should be reported immediately to enable their invalidation on the system.
- 9.10 Owners are fully responsible for the security of their properties, contents and any belongings whatsoever.
- 9.11 It is recommended that owners install a home security system as soon as taking occupation of their homes and all alarm systems should be linked to a response company. No alarm system will be allowed if not linked to a response company.
- 9.12 The HOA will not accept any liability or be held responsible whatsoever for any theft, damage or injury, including death arising from a breach of security on the estate.

10. LEVIES:

- 10.1 No owner shall be entitled to neither attend nor vote at any meeting of the HOA or be a director of the HOA while in arrears of any amount payable to the HOA.
- 10.2 No owner shall be entitled to enter into a lease agreement without all levies being fully paid up.
- 10.3 Any amounts in arrears due to electricity usage, water usage or any other services supplied by the HOA to the owner will result in services being suspended until all arrears are being settled.
- 10.4 Levies will be yearly determined by the HOA at the annual HOA meeting. If a special levy needs to be charged the necessary procedures will be taken by the HOA.
- 10.5 All levies are due and payable on the first of each month in advance. Interest will be charged on overdue accounts at the ruling prime rate of First National Bank. A further penalty will be levied on accounts in excess of 60 days, such penalty shall also attract the interest charge.
- 10.6 Levies are payable to cover the cost of security, gate control, refuse removal and water purification and provision and the costs of maintaining the reserve, fire control, trails, fencing, anti-poaching, road maintenance, game and reserve management.
- 10.7 No levy or any cost whatsoever will be for the account of the member/owner relating to the coffee farm.

11. LETTING AND RESELLING OF PROPERTY:

- 11.1 Should an owner wish to sell or lease his property, personally or through an agent the owner is obliged to ensure that the agent is in possession of a copy of these rules, architectural and builders guidelines and that the purchaser or lessee is furnished with copies thereof and binds himself in writing to subject himself to these rules as from the date of occupancy or ownership, whichever is earlier.
- 11.2 Should an owner conclude a rental agreement or grant anyone right of occupancy the owner is obliged to notify the HOA in writing before such a person occupies the property.
- 11.3 In the event of an estate agent advertising the property no estate agent marketing material are allowed to be displayed in any form without the consent of the HOA.
- 11.4 Marketing material used on websites or any other form of media should comply with the rules and regulations as set out in the house rules, architectural and builders guidelines and the HOA articles of association, the HOA reserves the right to remove any undesirable statements or material used to market any property relating to the estate.
- 11.5 Despite the foregoing, the owner shall at all times be accountable for the actions of his lessee

12. RESIDENTIAL RESTRICTIONS:

- 12.1.1 Homes may be used for residential and recreational purposes only and for no other purpose whatsoever. No home office or any other type of business will be allowed within the estate without prior consent from the HOA.
- 12.2 The owner or his guests shall not permit any act which would inconvenience or cause any nuisance whatsoever to other owners, development staff, or any lawful resident on the reserve.
- 12.3 No liability shall rest upon the developers for any interruption or failure of the electrical and/or water supply and/or any other municipal or other services to the property, irrespective of the cause thereof, nor for any consequential damage that the owner, or those occupying the homes may suffer by reason of such failure or interruption.
- 12.4 No structural alterations or additions nor alterations to the water pipes, electrical conduits or plumbing may be effected without the prior consent of the developer.
- 12.5 Exterior finishes and paintwork may not be altered without the prior consent of the developer and in accordance with the range of finishes laid down and specified by the architects and developer.
- 12.6 Installation of air conditioning units, television aerials and/or satellite dishes are subject to prior written consent of the developer who may impose such conditions as to the method of installation, type, specification, position, colour and the removal thereof as the developers in their sole discretion shall deem fit. The installation of such units shall furthermore be subject to the stipulations as contained in the building design guideline insofar as it pertains to electrical installations.
- 12.7 The developer shall not be held responsible for any loss, damage or injury which the owner his/her family or guests or any person occupying the home may sustain in the dwelling or in or about the common property.
- 12.8 Furthermore occupants per house will be restricted to no more than 2 occupants per bedroom.

C – INDEMNITY :

In signing these rules of conduct each owner hereby acknowledge that the use of private open spaces and communal areas are entirely at their own risk at all times. Every member of the association hereby waives any right he may obtain against the association to claim any damages incurred by virtue of damage to or loss of property or the personal injury of the member occasioned while anywhere on the estate. Every member indemnifies the association against any such claim made by the member's spouse, child, parent, staff guest or invitee.

SIGNED AT Hazyview ON _____

2016.

1. _____
PURCHASER

2. _____
WITNESS