

BOSCH HOEK GOLF AND COUNTRY ESTATE

SHARE BLOCK COMPANY LTD

HOMEOWNERS ASSOCIATION RULES

EFFECTIVE DATE: 5 AUGUST 2007

A. INTRODUCTION

The authority to make and enforce these rules is obtained from the relevant sections of the articles of association and the use agreement of the Bosch Hoek Golf & Country Estate Share Block Company Ltd.

These sections provide, inter alia, that the Association shall be entitled to make and ensure compliance of these rules by way of a penalty system and that the provisions of these rules are binding on all class A and class F shareholders of the Share Block Company.

B. DELEGATION AND INTERPRETATION

In these rules unless it appears to the contrary either expressly or by necessary implication -

- 1 association means the Bosch Hoek Homeowners Association;
- 2 company means Bosch Hoek Golf and Country Estate Share Block Limited;
- 3 estate means the Bosch Hoek Golf & Country Estate;
- 4 housing areas means any area within the class A or class F share block designated area;
- 5 open spaces means any area within the housing area of the estate not covered by a building or representing an exclusive use area;
- 6 use agreement means the use agreement entered into between the company and its members governing the rights and obligations applicable to the various share block holders;
- 7 vehicle means a vehicle as defined in Section 1 of the Road Traffic Act, 29 of 1989 as amended and shall include petrol or battery operated golf carts.

In the event of any conflict between these rules and the Company Use Agreement then the Use Agreement rules will apply.

C. VEHICLES AND ROADS

- 1 Within the housing areas -
 - 1.1 No person shall drive any vehicle at a speed in excess of 35kph, unless an appropriate sign indicates a higher or lower speed limit;
 - 1.2 No person shall drive any vehicle unless they hold a valid drivers licence referred to in Section 12 of the National Road Traffic Act, No 93 of 1996 or as amended;
 - 1.3 No person shall drive or permit to be driven, any two, three or four wheeled motor cycle;
 - 1.4 Pedestrians and wildlife shall have the right of way at all places and at all times;
 - 1.5 No articulated vehicles are allowed
- 2 No person shall drive a vehicle except upon designated roads and may not drive a vehicle across the dam wall;
- 3 No person shall use any road within the housing area in such a manner as to constitute a danger or a nuisance to any other person or property within the estate.

D. SECURITY

- 1 Security on the estate is in terms of the policy agreed to by the directors from time to time and each homeowner is obliged to comply with the policy approved by the directors.

2 In addition -

2.1 Only home security systems with interior alarms are permitted in the housing areas of the estate. Such alarms may emit an audible warning tone but in no way must this warning be a nuisance to other homeowners;

2.2 No vehicle shall enter the housing area of the estate without being admitted thereto by the guard on duty at the estate entrance gate and as a visitor by first signing in at the gate, provided however that the association may issue to its members a device enabling such members to operate the vehicle entrance gate themselves, in which event such provisions shall not apply. No member shall permit use of such device for operating the said vehicle entrance gate by any other person save another member, or the guests or lessees of any member;

2.3 Save when using the aforesaid device for operating the entrance gate members shall display an identification disc or card to the guard on duty as evidence that the occupants of such vehicle are entitled to enter the housing areas of the estate, or alternatively in the event that the occupants of such vehicle wishing to enter the housing areas as the invitees of the occupant of the estate, upon the said guard having satisfied himself by reference to the person having issued the invitation that the occupants of the said vehicle may be admitted;

2.4 All domestic workers and gardeners employed by members shall be registered with the estate security company, be in possession of valid identification and shall wear specially identifiable overalls or dustcoats while in the housing areas of the estate;

2.5 Employees may not reside overnight on the estate unless the employer is in residence;

2.6 Residential security lights must point downwards and not towards neighbouring houses.

E. OPEN SPACE AREAS

1 No person shall anywhere on the estate disturb, harm, destroy or permit to be disturbed, harmed or destroyed -

1.1 Any wild or domestic animal, insect, reptile or bird;

1.2 Any plant material, whether living or dead, save with the consent or on the instructions of the association. The provisions of this paragraph shall not apply to any area allotted to such person as an area of exclusive use and enjoyment for garden purposes;

2 No wild animals, particularly monkeys, shall be fed or encouraged to feed anywhere near the housing areas;

3 No fires shall be lit anywhere on the estate;

4 No camping shall be permitted anywhere within the housing areas of the estate;

5 No persons shall discard any litter or any item of any nature whatsoever at any place in the housing area of the estate except in such receptacles or places as may be set aside for the purpose and designated as such by the association;

6 No trail or path in the open space shall be used except by pedestrians and cyclists;

7 No person shall discharge any fireworks of firearm or any dangerous weapon, as defined in the Dangerous Weapons Act, No 71 of 1968 as amended, except in self-defence, or where specifically approved by the association.

F. LAKES, DAMS AND RIVERS

1. No person shall launch upon the lakes or dams on the estate any craft of any description powered by any motor unless such motor is battery operated;

2. All persons fishing on the lakes shall at all times adhere to the fishing rules as contained in the relevant appendix of the use agreement;

3. No person shall pollute or permit the pollution of any lake, dam or river within the estate;

4. No person shall discard any litter or article of any nature whatsoever in the lake, dams or rivers on the estate;

5. Persons owning boats for use on the lake and dams shall store the boats out of the water at their houses. Alternatively they may be stored at the boathouse provided the boats are in good working order. No unserviceable boats shall be stored at the boathouse.

G. GARDEN AND HOUSE REFUSE

1. Garden refuse shall be transported to the garden refuse dump situated near the tennis court area and shall not be left outside of homeowners exclusive use areas. Garden refuse stored within an exclusive use area shall not be left in the view of any other homeowner/s;
2. Any bulk delivered bags such as compost bags, must be stored so as not to be unsightly;
3. The association shall have the right to remove at the home-owner's cost, any garden refuse left in view of other homeowners on the estate;
4. House refuse shall be left on the road verge in strong plastic bags for collection every Monday between 08h00 and 09h00. Outside of these times bags of house refuse must be placed in the bins that have been made available.

H. HOMEOWNERS EXCLUSIVE USE AREAS

1 No member may -

- 1.1 Plant a tree or large shrub on an exclusive use area, which, over time, is likely to obscure the view of other homeowners, without first applying to the association. The association shall ensure that a procedure is followed whereby all affected homeowners consent to the planting of such tree and/or shrub;
- 1.2 Plant any tree or shrub that is listed as alien or invasive in terms of government legislation;
- 1.3 Traverse the exclusive use area of another member even if such members are not in residence;
- 1.4 Allow excessive noise from radios, television sets, musical instruments or any other source at any time and shall at all times respect the peace and quiet sought by other members;
- 1.5 Allow domestic animals to roam outside of their exclusive use area unless such animals are on a leash and properly tended;
- 1.6 Allow washing to be hung or exposed to the view of other homeowners;
- 1.7 Permit his/her exclusive use area to be used for any purpose which may be detrimental to the reputation of the estate, or which is illegal or immoral, or which breaches any published law, by-law, ordinance, rule or regulation.

I. FAILURE TO COMPLY WITH RULES

- 1 Any member who contravenes or fails to comply with or breaches any provision of these rules, or any condition or direction given in terms of them, will be liable to a penalty not exceeding R5 000 (Five Thousand Rand) which penalty shall be decided upon and enforced by the directors of the company;
- 2 If a member fails to pay a penalty imposed within the period stipulated by the directors, such member shall be refused access to the estate and no transfer of the member's shares in the event of a sale, shall be registered until such time as the penalty has been paid. The directors may further take such action against the member as is provided in the use agreement.

J. INDEMNITY

All persons entering the housing areas or making use of the estate facilities do so entirely at their own risk. The Bosch Hoek Homeowners Association, its elected members, employees or agents, the homeowners and any persons legally occupying premises, will not be liable to compensate any person or persons for any loss or damage howsoever suffered as a result of any act or omission occurring anywhere within the housing areas of the Bosch Hoek Golf & Country Estate.