

# **AUVERGNE ESTATE OF VERMONT**

## **HOME OWNERS ASSOCIATION CONDUCT RULES**

The provisions of these rules shall be binding on both owners and any lessee or other occupant of any unit, and it shall be the duty of the owner to ensure compliance with the rules by his lessee or occupant, including employees, guests and any member of his family, his lessee or his occupant.

If the conduct of an owner or an occupier constitutes a nuisance, or if an owner, occupier or visitor contravenes, breaches, disobeys or disregards a Conduct Rule, the Trustee Committee may impose on the owner of the section a penalty of R500.00 (Five Hundred Rand). If the owner or occupier nevertheless persists in that particular conduct or in the contravention of that particular Rule, the Trustees may impose a subsequent penalty for every identical offence thereafter.

### **1. EXTENSIONS AND ALTERATIONS TO EXISTING PROPERTY**

No extensions or alterations of a permanent nature will be permitted by any owner of any erf without prior written consent from the Trustees.

The installation of air conditioners will only be considered if a plan, which will indicate the position of the air conditioner, is submitted to the Trustees together with the application for the installation.

A safety gate may only be erected if written approval is obtained from the Trustees. Such approval will be accompanied with a specification for such installation, which must be followed at all times.

No wendy houses may be erected on any erf in the development.

No awnings or structures to cover any windows or doorways may be erected.

Awnings will be allowed on the stoep / patio area, on condition that it is not a permanent structure and that the Trustees have approved the specification of such awning.

### **2. AESTHETICAL APPEARANCE**

2.1 Owners must keep their units in an acceptable condition at all times.

2.2 No pots, plant holders or statues may be placed in front of the units facing the private road without the written consent of the Trustees.

- 2.3 Exterior walls must be painted in the colours as specified by the developer in order to ensure uniformity.
- 2.4 All other exterior surfaces must also be painted in the colours as specified by the developer.

### **3. VEHICLES AND GUESTS ENTERING THE DEVELOPMENT**

- 3.1 No skateboards, roller skates or roller blades may be used on a private road or space.
- 3.2 The riding of bicycles inside the complex is prohibited.
- 3.3 No trucks are allowed in the complex, save for furniture delivery or collection. The maximum axle mass of 3 tons prevails.
- 3.4 Costs towards the repair of a damaged pavement or any other damage to the road, gate or landscaping, caused by a truck or any other vehicle, will be payable by the responsible owner.
- 3.5 Whenever possible, occupiers should limit themselves from allowing parking on the lawn areas.
- 3.6 Vehicles must not be driven recklessly or negligently, taking into consideration the well being of residents, animals and children.
- 3.7 No dismantling or the effecting of major mechanical vehicle repairs is to be performed in the development.
- 3.8 No person may reside or sleep in a vehicle, or on any part of a private road in the development.
- 3.9 Parking of vehicles must at all times be restricted to the individual erven and no vehicle may be parked on another owner's property.
- 3.10 Owners or tenants will park in a manner that will not cause an obstruction in the private road.

### **4. MAINTENANCE OF GARDENS**

- 4.1 Gardens must be kept tidy and watered regularly.
- 4.2 Garden refuse may not be left on any property.

**5. HOUSEHOLD REFUSE**

- 5.1 Refuse bins, maintained in a hygienic and dry condition, must be placed outside on the days the municipality collects the refuse and must be collected by the relevant owner on the same day.
- 5.2 Refuse bins may only be stored in such a manner that it is not visible from the road.
- 5.3 No refuse bags may be left outside the bins.
- 5.4 Cardboard boxes or any other refuse than household refuse will not be collected by the municipality and may therefore not be placed on the premises for collection.
- 5.5 An owner or occupier of a residence shall not deposit, throw or permit or allow to be deposited or thrown, on any private open space or road any rubble, rubbish, including dirt, cigarette butts, food scraps or any other litter whatsoever.

**6. PETS**

- 6.1 Pets may not constitute a nuisance to other occupiers and the number of pets are limited to two (2) small pets per unit erf.
- 6.2 Municipal by-laws prevail regarding numbers, licensing and facilities for pets.
- 6.3 Pets are not allowed to roam through the development.

**7. MAIL**

- 7.1 All mail must be removed regularly.

**8. PAYMENT OF LEVIES**

- 8.1 All levies must be settled on or before the 1st of every month.
- 8.2 Interest, as decided by the Trustees, will be charges to accounts in arrears.
- 8.3 Legal action will be taken against arrear accounts.

**9. MOVING FROM DEVELOPMENT**

9.1 The owner is to ensure that all outstanding accounts are settled.

9.2 The owner is to Inform the new owner and/or selling agent of the existence of the Conduct Rules.

**10. SECURITY**

10.1 New owners or occupiers must arrange with the Trustees for an access code or remote control.

10.2 Occupiers must ensure that the security gates remain closed at all times.

10.3 No person is allowed to ride on the security gates.

**11. ELECTRICITY AND WATER**

11.1 Water and sewerage consumption will form part of the monthly levy/ will be for the account of the owner.

11.2 Every owner or occupier is responsible for the purchase of his/her own electricity.

**12. LAUNDRY**

No laundry and washing of any other nature such as linen or carpets may be hung over walls or in windows or on any other place except on a properly constructed washing line or trellis.

**13. APPEARANCE FROM OUTSIDE**

The owner or occupier of a unit shall not place, store or do anything on any part of the erf, which in the opinion of the Trustees is aesthetically displeasing or undesirable when viewed from the outside of the unit.

**14. NOISE**

14.1 All television, radio and other appliances, instruments or apparatus emitting sound, including musical instruments, must be kept at audio levels, which are reasonable in the discretion of the Trustee Committee.

- 14.2 The hooters of motor vehicles may not be sounded at any time, except as a warning of imminent danger in the case of an emergency.
- 14.3 No explosives, crackers, fireworks or items of similar nature may at any time be exploded, lit or operated on any erf in the development.
- 14.4 No firearms may be discharged except under such circumstances, which would reasonably justify the use of a firearm for self-defence and related purposes.
- 14.5 No ball sports are allowed in the roads.
- 14.6 The use of power tools, hammers or any implement, which could cause a noise must be used in such a way that it does not cause a disturbance.

## **15. LETTING AND OCCUPANCY OF HOUSES**

- 15.1 All occupiers of houses and other persons granted rights of occupancy by any owner of the relevant houses, are obliged to comply with these Conduct Rules, notwithstanding any provision to the contrary contained in, or the absence of provisions in, any lease or any grant of rights of occupancy.
  - 15.2 An owner who wishes to let his/her unit, must include the Conduct Rules in the Lease Agreement.
  - 15.3 No owner, lessee or occupier of a house shall allow more than 4 (four) adults or a family consisting of 2 (two) adults and not more than 3 (three) children to reside in the unit at any one time.
  - 15.4 An owner shall not use his property or permit it to be used, for running a business from the premises.
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