

## Annexure B

### STRANDMEER HOMEOWNERS ASSOCIATION RULES

These rules have been introduced by the Board of Directors. These rules are essential. They set the tone in a scheme and define its character. They are designed to ensure that Residents co-exist harmoniously by knowing what to expect of their neighbours.

#### ESTATE RULES AND REGULATIONS:

##### Introduction

- I. Harmonious community living is achieved when residents use and enjoy their private property and that of the estate, as well as the public areas of the Estate. General consideration of all residents by and for each other will assist greatly in assuring harmonious relations on the Estate.
- II. The prime objective of these Rules and Regulations is to preserve and enhance the security, aesthetics and environment.
- III. The registered Shareholder of the properties at Strandmeer are responsible for ensuring that members of their families, their tenants, visitors, friends and employees abide by these Rules.
- IV. These Rules are subject to change from time to time at the discretion of the Directors.

The decision of the Directors is final and binding in respect of the interpretation of the Rules.

#### ESTATE RULES:

##### 1. RESPONSIBILITY FOR ACTS OF OTHERS

The shareholder shall be responsible for any act or omission committed by a person who is a family member, guest, tenant, lodger or visitor of such shareholder.

##### 2. ACCESS TO COMPLEX

Entry to the complex shall be via the main gate of the complex only, by means of remote telephone code access.

##### 3. ACCESS TO OPEN SPACES

Access to public open spaces of the complex shall at all times be at the sole discretion of the board. Vacant stands shall not be deemed to be public places of parking areas.

#### 4. UTILITIES AND SERVICES

Unauthorized interference or tampering with the access control system, the electrical or water reticulation system, pumps and switchboxes, distribution boards and the like, is absolutely prohibited.

#### 5. RESTRICTION OF SERVICES

The Board reserves the right to impose, as a last resort, restrictions on the supply of water and or electricity available to each shareholder in instances where house rules are blatantly or deliberately not complied with.

#### 6. NUISANCE AND NOISE

No noise of whatever nature, which causes a nuisance to other shareholders or guests, shall be tolerated.

#### 7. ANIMALS

No tenant, lodger, guest, or contractor, will under any circumstances be permitted to bring into the complex any animal, bird or reptile. Owners shall at all times be responsible for the removal of excrement in respect of their animals, and shall at all times ensure that their animals are adequately under control, and do not bark unnecessarily. (ALSO SEE PET POLICY)

#### 8. VEHICLES, BOATS AND TRAILERS

Shareholders may only park a vehicle, boat, craft or trailer on the site belonging to that shareholder. The Board reserves the right to remove or tow away, at the risk and expense of the owner, any vehicle, boat, caravan, craft or trailer standing parked or abandoned in contravention of these regulations. The Board reserves the right to institute a permit system to control vehicular access to public open spaces and the slipway, in terms of which no vehicle other than those holding permits shall be granted access. Absolutely NO HOOTING is permitted in the complex. VEHICLES, BOATS AND TRAILERS should at all times be parked on the shareholder's property and not on vacant stands or common property. It is the responsibility of boat owners to obtain the necessary permits required by Cape Nature for boat usage on the river.

#### 9. USE OF SWIMMING POOL

The swimming pool is reserved for the exclusive use of shareholders, tenants and guests. Cleaning equipment may not be played or tampered with or removed from the pool. Excessive noise in the pool area or games that may cause a nuisance or danger to other users or residents, having particular regard for the occupiers of the sites adjoining the pool area, will not be tolerated.

Whilst the pool may be used at any time, no persons shall make any noise whatsoever in the pool area before 06.30hrs or after 21.00hrs.

#### 10. USE OF TENNIS COURT

The tennis court is reserved exclusively for shareholders, tenants and guests to play tennis. NO BICYCLES, SCOOTERS, ROLLER BLADES OR SKATEBOARDS may be used on the tennis court. Electrical Flood Light timing equipment may not be tampered with.

#### 11. USE OF OPEN SPACES AND ROADWAYS

Vehicles may only be driven on roadways intended therefore, and may not be driven on any pathway or public open space. Maximum speed within the complex is 20kph. This speed limit applies to any and every vehicle within the complex. Pedestrians have right of way at all times. Parents are responsible for ensuring that their children are made aware of the dangers relating to the use of roads and must take responsibility for their children's safety. The Directors and Board of Strandmeer will not be held responsible for any accidents relating to this issue.

#### 12. BOAT LAUNCHING AND USE OF SLIPWAY

Use of the slipway is exclusively reserved for shareholders and leasing tenants. NO OUTSIDE CASUAL GUESTS MAY BE PERMITTED TO USE THESE FACILITIES. No trailer or vehicle may be left on the slipway unattended prior to or after launching. All persons are reminded that craft must at all times be operated on the lagoon/river in accordance with Nature Conservation regulations, be operated in such a way as not to cause a nuisance or danger to others. Any careless or reckless operation of craft may be reported to the authorities, and if deemed necessary, the Board may invoke provisions of the penalty procedure.

#### 13. BOAT MOORING

Boats may be moored in the lagoon. No person shall cause a boat or craft to be attached to a mooring not belonging to him/her. All boats and craft must be moored securely and safely in such a way so as not to cause an obstruction or danger to other users of boats/craft. No boat or craft user shall cause such boat or craft to obstruct or be moored or anchored in the demarcated channel, or be attached to the demarcation poles of this access channel at any time.

#### 14. CARAVANS, TENTS AND TEMPORARY STRUCTURES

No caravans, mobile homes, tents or other temporary structures may be erected on any site or on any open space. Kiddies play tents may be erected temporarily on a site but under no circumstances on any public open space.

Marquees for temporary functions will be permitted provided they do not interfere with other residents.

15. LAUNDRY

No washing line, laundry or linen visible from the outside may be placed on a site, and no washing or laundry of any nature may be hung or laid out on public open spaces or vacant stands.

16. REFUSE DISPOSAL AND LITTER

All litter must be securely wrapped and adequately sealed and placed in the litter receptacle provided on each site. Refuse is collected from each site on designated days. No refuse, litter, foodstuffs or BAIT may be placed on any site or open space under any circumstances whatsoever. All litter or refuse off boats or on the lagoon should be placed in the refuse bins provided by the complex along the embankment.

17. SECURITY

A 24hr surveillance system has been installed at the main gate. Shareholders must register their cell phone numbers on the Gatekeeper system to gain access. A maximum of 6 numbers are available for permanent shareholders and their immediate family. An additional 2 numbers will be allowed to rental tenants for the duration of their stay.

18. GARDENERS

Gardeners and cleaners employed by the Body Corporate are forbidden to effect any private work for shareholders or tenants.

19. FINES

The Directors have the right to introduce and enforce payment of fines up to a maximum of R1000 against transgressors of any of the management regulations. All directions not adhered to, whether indicated as carrying a fine or not, will be subject to a fine as determined by the Directors. Persistent transgression of regulations may result in legal action being taken by the Directors to interdict an owner to refrain from further transgressions or to seek

alternate legal relief. Where any of the management regulations have been broken and a fine levied, such fine will form part of the next monthly levy due and will be due and payable on the due dates of the payment of the levy.

**IT IS THE RESPONSIBILITY OF THE SHAREHOLDER TO MAKE THESE ESTATE RULES AVAILABLE TO THEIR TENANTS.**