



Summary of the main house rules of Negester Klein-Kariba Homeowners Association

This document is only a summary of the main house rules and does not replace the official documentation in this regard. The Memorandum of Incorporation, which contains the full set of the HOA-rules is available at the HOA offices; from the developer's lawyer, and on the Negester Klein-Kariba website (under Community/Documents).

Development options, landscaping and aesthetics

- Approval must be obtained from the Negester Aesthetics Committee for any additions to or variations from the building guidelines and/or available plan options, prior to any alterations.
- No garden fences or walls may be erected; unless approved by the NAC.
- All caravans, boats, trailers, tools, tool sheds, machines and vehicle parts, as well as housing for pets, must be sited out of view and be screened from neighbouring properties.
- The development of private gardens or open spaces must be developed in accordance with the Negester Klein-Kariba Landscaping Guidelines (2016).
- Owners/residents are responsible for maintaining their private gardens as well as the sidewalk neighbouring their property.
- Laundry may only be hung on washing lines which are out of view and screened from neighbouring properties.

Use of internal roads and vehicles

- All roads are viewed as public roads and the South African traffic legislation is applicable to all road users, and the HOA may impose speed limits and erect traffic signs.
- Parking in streets or on sidewalks is prohibited.
- Owners/residents are not permitted to do any repair work to any motor vehicle on their properties or on any of the common areas.
- The use of quad bikes, motor bikes and scooters are prohibited on any of the roads.
- The use of car hooters is only allowed as a warning signal to other road users.

Pets

- No poultry or livestock are allowed on the estate.
- Pets' housing may not be visible from the street.
- A maximum of one dog and/or one cat per property is allowed. The maximum height of a dog shall not exceed 40cm.
- All pets must wear an identification disk giving the name and contact number of their owner, as well as the pet's name.
- Pets must always be on a leash in common areas.
- Pets are not allowed to roam the estate.
- Faeces deposited by a cat or dog must immediately be picked up by the owner.
- Pet owners must ensure that their cats or dogs do not disturb neighbours or disturb any wild animals.

- Pet owners will be held responsible for any damage caused by their pets.
- Visitors are allowed to bring one pet into Negester. The owner will take full responsibility for the visitor's pet.

Refuse disposal

- Owners/residents are responsible for keeping their bins clean and hygienic.
- Owners/residents may only leave their household/garden refuse outside on the day of collection. (Currently on Tuesdays)
- Owners/residents must ensure that all refuse is securely wrapped in a plastic bag and put in their refuse bin to make handling easier and to minimize waste.

Street names, house numbers and signs

- Only street names, numbers of homes and signs approved by the HOA, may be displayed.
- Owners/residents shall not place any sign, notice, billboard or advertisement of any kind on their property.

Storage of flammable material and other dangerous acts

- No fireworks or the discharging of weapons are allowed on the estate.
- No paintball or air guns may be discharged on the estate.
- Owners/residents may not store any material or permit the storage of any material on their property, that may pose a danger to any person, private or communal property, or the environment.

Noise pollution management

- Only generators built in a soundproof room and equipped with a silencer, may be used.
- The playing of music and/or electronic instruments must be on a sound level that would not disturb the neighbours.
- The use of power tools and lawn mowers are prohibited on Sundays and is restricted to specified hours (07h00-18h00) on weekdays and Saturdays.
- Excessive noise/music during private/social functions are not allowed; no noise is allowed after 23:00.

General

- **Private property:** No person may conduct any business from a private property, unless approved by the HOA.
- **Private functions:** No functions or gatherings on public/common areas will be allowed without the prior approval of the HOA.
- **Rentals:** Property may only be rented to qualified persons and the renters must adhere to the rules of conduct set out in this document.
- **Visitors:** Owners/residents are responsible for the behavior of their visitors and their visitors must adhere to the access protocol.
- **Access control:** Residents, visitors, garden and domestic workers must follow the access control protocol and are subject to the rules and regulations of the estate. All garden and domestic workers must have the necessary legal documentation before they will be allowed entrance to the estate. They are not allowed to stay overnight.
- **Security:** Estate Management will do all that is reasonable possible to guarantee the safety of the residents, but each owner/resident is primarily responsible for their own safety and security.
- **Insurance:** Owners are responsible for their own insurance on the building, household goods, as well as their own vehicles and any other assets. Building-/structural insurance is compulsory.
- **Fire extinguishers:** Each household must have at least one fire extinguisher; as prescribed by the HOA. (Expert Technico Services Bela-Bela; Tel. No: 014 736 2559)

- **Fires:** No fires are allowed on the common property, except on designated picnic areas. All owners/residents must at all times take all reasonable steps to prevent the starting of spreading of any fires.
- **Littering:** No littering is not allowed within the estate.
- **Pest control:** Owners/residents are responsible to keep their properties free of declared and any other pests.
- **Heavy duty vehicles:** In order to prevent damage to gardens, roads and sidewalks, a maximum weight limit for any loadbearing heavy vehicles (e.g. furniture trucks, trucks transporting building materials, etc.) applies when entering the estate.
- **Masts and poles:** The installation of any masts or poles for technological or any other use, and which would be visible from the road, must first be approved by the NEC or HOA.
- **Boreholes:** Owners/residents may not sink a borehole for private use.
- **Water usage:** Water usage should be done sparingly and responsibly at all times.
- **Water meter readings:** Negester Klein-Kariba makes use of a meter reading system that allows the owner/resident to send their monthly meter reading to the HOA-office via SMS.
- **Meter reading procedure:** On the 20th of each month a SMS, will be sent to owners/residents, reading as follow: "Goeiedag, kan u ASB u watermeterlesing deurstuur voor die 25ste vir Erf 123. HEV Negester." This SMS will be send at approximately 09:00. Reply directly to this SMS and only SMS the meter reading – black numbers (no zeros) and the first 3 white numbers on the red section.
- **Electricity:** Electricity is supplied via a pre-paid meter. Electricity can be purchased via the internet or at Shell and Engen garages, Pick-'n-Pay and ATM's.
- **Wildlife:** The feeding of any wildlife is **strictly prohibited**.
- **Access to ATKV Klein-Kariba Holiday Resort:** Owners/residents are kindly advised to acquaint themselves with the rules and guidelines regarding access to the ATKV Klein-Kariba Resort.
- **Re-selling of property:** The purchaser purchases the property subject to the constitution and rules of the Negester HOA. The seller's estate agent are only allowed to use a re-sale contract approved by the HOA.
- **Failure to comply:** Any violation of the above-mentioned rules must be reported to the HOA offices or the security personal if the administrative officers are not available.
- **Fines:** With the violation of any of the house rules, the HOA board, or any other authorized party, reserve the right to fine the offending owner(s) an amount up to R5 000.00.
- **Dispute resolution:** Any dispute in terms of these rules shall be resolved in terms of clause 5.12 of the *Memorandum of Incorporation*.

