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HOUSE RULES

Introduction

These rules and regulations have been put in place to ensure that the Homeowners Association (HOA) and its members have a set of rules and guidelines that enhance good community living. These may from time to time change as our community grows or needs change.

These rules are a means to manage our lifestyle, quality of life and value of property, and to enhance community harmony.

The HOA encourages all its members to abide by these rules, keeping in mind that flexibility will be ensured at all times through an open communication policy.

These house rules must be read in conjunction with clauses 19, 21 and 22 of the Articles of Association (this will change once the new Memorandum of Understanding has been adopted).

The first transgression of a house rule may result in the member responsible receiving a written warning. The first subsequent transgression (of a particular rule) will result in the member being issued with a fine of R250,00. Subsequent transgressions will each carry a fine of R500,00. The member will be responsible for the payment of any fine imposed on him/her, a member of the household, an employee, guest, lessee or invitee.

House rules

1. The HOA intends to introduce measures to recycle household waste. Residents will comply with such measures, which will include the separation of waste into separate containers.
2. No person shall drive any vehicle on any road within the estate at a speed in excess of 30 kilometres per hour. Similarly, the driver of a vehicle driven in such a manner as is likely to cause damage to other property or put any person or animal at risk will be found to have transgressed a house rule.
3. No quad bikes or off-road motorcycles are permitted to be ridden on the estate but may be kept at portions or erven. Caravans are not permitted to be used on the estate, but may be kept at portions. Those belonging to erven users may, at their owner's risk, be temporarily garaged at the workshop yard, but not at an erf.

4. Pedestrians, domestic animals, pets, birds and wildlife shall at all times have the right of way within the estate. Parents are responsible for ensuring that their children are made aware of the dangers relating to the use of streets and must take responsibility for their children's safety and ensure that they do not play in, or otherwise occupy the streets unless under suitable supervision.
5. Permanent parking in streets and obstruction of traffic by any means is prohibited.
6. No poultry, horses or livestock will be permitted in the village on erven that are not zoned for agricultural use.
7. Horses are allowed in the village under the direct control of its/their handler. Remediation for any damage caused by a horse in the village will be the responsibility of the horse's owner.
8. All pets are to be kept and retained within the erf boundaries. When outside the boundaries of their erf or portion, pets must, at all times, be under the supervision of their owner or handler. Dogs must demonstrate appropriate social interaction. Dogs displaying aggressive behaviour towards people or other animals, or chasing vehicles, must be leashed or removed from the public area immediately. Owners and handlers must accept responsibility for any damage or injury caused by their dog.
9. Members are required to keep the exterior of their dwellings in a good state of repair and their property tidy. Gardens must be kept clean and lawns mowed regularly. Should a dwelling fall into a state of disrepair or should an erf or portion become unsightly, the association shall call upon such member to rectify the situation in accordance with clause 19 of the Articles of Association (subject to change under the Mol). The association retains the right to mow untidy lawns or cut the grass on empty stands and charge for it if the owner fails to do so.
10. Owners must register all employees, gardeners and other domestic workers with the Estate Manager.
11. No person shall make or cause any unacceptable disturbance or excessive or undue noise that constitutes a nuisance to other persons.
12. Only licensed firearms, stored in terms of relevant legislation, are allowed on the estate. The general use of firearms is not permitted on the estate, except under legally permitted circumstances, such as in self defence.
13. Members and residents are urged to leave any natural or communal open spaces visited at least as clean as it was found. Littering is not allowed.
14. No fire shall be lit on the estate except in such places as may be designated for this purpose by the association, or in a properly constructed fireplace or barbecue. Damages will be claimed from anyone guilty of causing a runaway fire. Fire warnings issued by the North-Eastern Free State Fire Protection Association (NEFSFPA) will be posted on the Highlands WhatsApp group and must be adhered to.
15. Members, members of their household, guests and/or invitees who enter the estate do so at their own risk at all times, and hosts must inform guests or invitees of this fact. The association will not be held accountable for any damage or injury caused.