

San Lameer

HOUSE RULES

INDEX

	PAGE
INTRODUCTION TO THE HOUSE RULES	2
SECTION A - Fines	3
SECTION B - Traffic	3
SECTION C - Open Space	6
SECTION D - Lagoon, Lakes and Rivers	7
SECTION E - Domestic Refuse	7
SECTION F - Domestic Animals	8
SECTION G - Sporting Facilities	8
SECTION G.1 - Tennis / Squash / Volley Ball / Cricket	8
SECTION G.2 - Mashee Golf Course	9
SECTION G.3 - Bowls	9
SECTION G.4 - Boating	10
SECTION H - Supply of Electricity	10
SECTION I - Installation of Generators	10
SECTION J - General	11
SECTION K - Delegation and Interpretation	13

INTRODUCTION TO HOUSE RULES

The authority to make and enforce these house rules is obtained in the Memorandum and Articles of Association of the San Lameer Master Homeowners Association.

Extracts from the enabling documents are produced hereunder for attention.

A. EX ARTICLES OF ASSOCIATION

- 10.2 It shall be the duty of the Managing Director, or such other person or body as may be empowered by the directors to ensure compliance by the Members, their guests, lessees, and all other persons within the township, with the House Rules, and to this end, to issue such notices, impose such fines or do such things as may be necessary or requisite.

MEMBERSHIP

- 5.1.1 Any person who, in terms of the Deeds Registries Act and/or the Sectional Titles Act, is registered as the owner of any Unit or Land, as reflected in the records of the Deeds Registry Office, shall be deemed to be a Member. Membership of the Company shall be limited to any person, who is so registered.
- 5.2.1 The registered owner of land or a unit may not resign as a Member of the Company.
- 6.1.1 A Member shall not in any manner alienate any Unit or Land unless it is a condition of the agreement of alienation that –
- 6.1.1.1 The proposed transferee has bound himself in writing, to the satisfaction of the Company to become a Member of the Company, upon transfer of the unit or land to him; and
- 6.1.1.2 The registration of transfer of that Unit or Land into the name of that transferee shall *ipso facto* constitute the transferee as a Member of the Company.
- 6.6 No Member shall let or otherwise part with occupation of his Unit whether temporarily or otherwise unless he had agreed with the proposed occupier of such Unit as a *stipulatio alteri* in favour of the Company that such occupier shall be bound by all terms and conditions hereof and of the House Rules
7. Save as provided for herein the rights and obligations of a Member shall not be transferred and every Member shall -
- 7.2 Observe all house rules.

HOUSE RULES

- 10.3.2 In the event of any breach of the House Rules by the members of any Member's household, or his guests, or lessees or any other person to whom the Member has given occupation or access to, the Member shall be liable as if such breach has been committed by the Member himself, but without prejudice to the aforesaid, the Directors may take or cause to be taken such steps against the person actually committing the breach as they in their discretion may deem fit.
- 10.3.3 In the event of any Member disputing the fact that he has committed a breach of any of the House Rules aforesaid or that the members of any Member's household, or his guests, or lessees or any other person to whom the Member has given occupation or access to has committed a breach of the House Rules, a committee of three Directors appointed by the Chairperson for the purpose, shall adjudicate upon the issue at such time and in such manner and according to such procedure (provided that natural justice shall be observed) as the Chairperson may direct. Any fine imposed upon any Member shall be deemed to be a debt due by the Member to the Company and shall be recoverable by ordinary civil process.
- 10.3.7 Where a Member disputes an act, decision or ruling by the Directors, or where relevant notices by either the Town Planning and Amenities Committee or the Finance Committee have been given to any Member in terms of these Articles, such dispute must be declared in writing (setting out full

particulars of the dispute) within 7 (seven) days of such act, decision or ruling. Such declared dispute shall then be resolved by a tribunal appointed by the Chairperson of the Board, at such venue, date and time decided upon by the Chairperson. That tribunal is the only forum with jurisdiction to resolve such declared dispute. The tribunal may consist of Directors or any other Member or person not being a Member, at the choice of the Chairperson. The tribunal shall determine the form and method of resolving the dispute. The decision of the tribunal is final.

GENERAL

3. The provisions of these Articles shall be binding upon the Company, all Members and Directors, each Member having the obligation to provide a copy of these Articles to any person occupying as aforesaid and to procure that such person complies with the provisions of these Articles.
- 6.6 No Member shall let or otherwise part with occupation of his Unit whether temporarily or otherwise unless he had agreed with the proposed occupier of such Unit as a *stipulatio alteri* in favour of the Company that such occupier shall be bound by all terms and conditions hereof and of the House Rules.
- 11.5.2.3 Where any Unit or Land is registered in the records of the Deeds Registry Office in the names of more than one person -
 - 11.5.2.3.1 The co-owners concerned shall elect one of their number as the Liaison Officer for the Unit concerned, and shall notify the Company of the name and address of such Liaison Officer.
- 21.1. Notwithstanding that Members hold title to their Units individually, and notwithstanding that in those cases where the Units concerned are held under the Sectional Titles Act, the body corporate as defined in that statute is accorded certain powers and duties, it is recorded that the development of the township is of a homogenous nature and that the Company shall be vested with the overall control of all matters affecting the Township.

SECTION A

FINES

- A.1.1 Any person who contravenes or fails to comply with any provision of the under-mentioned House Rules, or any condition or direction given in terms thereof, shall be deemed to have breached these House Rules and will be liable to a fine not exceeding R5 000,00 (FIVE THOUSAND RAND).
- A.1.2 In the event of a continuing offence, any person who contravenes or fails to comply with any provision of these House Rules, or any condition or direction given in terms thereof, shall be deemed to be guilty of a separate offence for every 24 hours or part of such period during which such offence continues and shall be liable as set out in A.1.1 in respect of each such separate offence.
- A.1.3 All fines imposed are payable at the Association's office within 30 days.
- A.1.4 Any fine imposed upon any member shall be deemed to be a debt due by the member to the Association and shall be recoverable by ordinary civil process inclusive of adding such fine(s) onto the member's levy account.

SECTION B

TRAFFIC

- B.1 No person shall drive any vehicle on any road within the township in excess of 30 (THIRTY) kilometres per hour unless an appropriate sign indicates a higher or lower speed limit.
- B.2 No person shall drive any vehicle or golf cart at any place within the township except -
 - B.2.1 upon the brick-paved portions or otherwise constructed portions of the roads as indicated on the general Plan of the township and described in the Town Planning Scheme as lots for use as private

roads;

- B.2.2 upon any driveway within any residential lot, or
- B.2.3 upon any other road or track not referred to in Sections A.2.1 or A.2.2 above, specially designated by the Association as being for vehicular use on a plan of the township to be posted in the office of the Association for general information, and by means of appropriate signs.
- B.3 Vehicles and golf carts shall be driven on the left hand side of the said roads within the township.
- B.4 Pedestrians and wild life shall have the right of way at all places and at all times within the township and vehicles shall be brought to a stop whenever necessary to enable such pedestrians or wild life to enjoy such right of way.
- B.5 No person shall drive any vehicle on any road within the township unless he/she is the holder of a valid driver's licence as referred to in chapter 111 of the Road Traffic Act, No.93 of 1996.
 - B.5.1 No person shall drive a golf cart within the township, with the inclusion of the golf course, unless he/she is 16 years old and at least holds a valid motor cycle licence, learner's licence excluded, or is 18 years old and at least is a holder of a valid driver's licence, learner's licence excluded.
 - B.5.2 Such a valid driver's licence, referred to in Section B.5, shall be produced on request to the Law Enforcement Officer or such other person or body as may be empowered to ensure compliance.
- B.6.1 No vehicle shall enter or leave the township at any point except at the vehicle entrance gate upon lot No. 89, except in special circumstances and then only with the consent or at the direction of the Association.
- B.6.2 All vehicles entering the township shall stop at the entrance gate and park in the designated parking areas. All adult occupants of the vehicles will be required to sign the relevant documents at reception. If access is permitted an entry permit will be attached to the windscreen of the vehicle. This entry permit may not be removed until the time of final departure. No parking in the driveways at the entrance gates is allowed.
- B.6.3 No vehicle shall enter the township unless admitted thereto by the guard on duty at the said entrance 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 provision shall not apply.
- B.6.4 No members shall permit the use of such device for operating the said vehicle entrance gate by any person save another member, or the guests or lessees of any member.
- B.6.5 Save where the aforesaid device for operating the entrance gate is employed, no vehicle shall enter the township except upon the production to the guard on duty at the entrance gate of an identification card or disc issued by the Association as evidence that the occupants of such vehicle are entitled to enter the township, or alternatively in the event of the occupants of such vehicle wishing to enter the township as the invitees of an occupant of the township, 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 to the township.
- B.6.6 An Access Levy, determined in the discretion of the Directors of the Association, shall be payable in respect of every vehicle (whether owned by a member or not) requiring access to the township.
- B.7 No person shall drive any vehicle or golf cart in the township while under the influence of intoxicating liquor or drug, which in any way may affect his ability to control such vehicle.
 - B.7.1 No person shall drink any alcoholic beverage whilst driving any vehicle or golf cart within the estate.
- B.8 No person shall use any road within the township in such a manner as to constitute a danger or a nuisance to any other person or property within the township.
- B.9 No person shall use or drive any vehicle or golf cart on any road within the township in such a

manner that would, if such a road were a public road within the Republic of South Africa, constitute a contravention of the Road Traffic Act, No.93 of 1996.

- B.9.1 No person shall ride or allow a minor person to ride a bicycle after dark, unless such bicycle is fitted with a fixed working light in front and a reflector at the rear.
- B.9.2 Riding of all vehicles and bicycles on grassed areas, the golf courses and footpaths will not be allowed. Bicycles found abandoned will be impounded and will only be released on payment of a fine.
- B.9.3 Riding of golf carts on grassed areas, the Mashie golf course and footpaths will not be allowed.
- B.9.4 Golf carts may only be used within the township subject to the owner thereof having signed the indemnity required by the Association and provided the vehicle is fitted with working lights in front and red reflectors at the rear if used after dark. The unit number of the owner must be displayed on the vehicle in such a way that it is easily visible during the day and at night. Attention is drawn to Article B.5, B.5.1 and B.5.2 of the House Rules concerning the driving of vehicles and golf carts in the township.
- B.9.5 Apart from the person in control (an appropriately licenced driver) of any vehicle or golf cart being driven on any road within the estate, nobody else shall partially or wholly take control of any steering mechanism and/or controls of such vehicle.
- B.9.6 A two-seater golf cart shall only be used to transport two people, and a four-seater golf cart shall only be used to transport four people, with the exclusion of children under the age of 6 years.
- B.10 No person shall store, park or leave unattended by some person competent to drive such vehicle, any vehicle or golf cart at any place in the township except -
 - B.10.1 in a structure designed for use as a garage or carport;
 - B.10.2 In any area designated for the purpose by the Association by means of an appropriate sign, or
 - B.10.3 In a lay-by designated as such by means of an appropriate sign.
- B.11 No member shall park or allow to be parked more than one vehicle, including the one in the carport or garage and any golf cars, upon the lot where his unit is situated. In this respect please note that all the open parking spaces on this estate are allocated only for the exclusive use of day visitors to residents, with the provision that only one visitor's vehicle per unit will be allowed to be parked at any given time in any open parking space upon the lot where the person who is being visited is staying for a period of more than 12 hours.
 - B.11.1 All excess vehicles, including second and third cars etc. of homeowners and their visitors, must be parked in the designated parking area at the beach entrance only.
 - B.11.2 No member, resident, guest or their visitors shall park any vehicle or golf cart in any open parking spaces at lots other than the one where their unit is situated.
 - B.11.3 No member, resident or visitor shall park a vehicle in the carport of another member without that member's written consent previously being submitted to the Security Department.
- B.12 No caravans, trucks, motorcycles and scooters, four wheel motorcycles, three wheel motorcycles, water bikes (jet-skis) or powerboats shall be brought into, parked or stored within the estate, except with the consent of, and subject to such conditions as may be laid down by the Association from time to time.
 - B.12.1 Motorized scooters (battery or petrol driven), particularly models aimed for the use of children, shall not be allowed within the estate as they do not comply with the Road Traffic Regulations i.e. they cannot be used on roads governed by the Road Traffic Act.
- B.13 No trailer or golf cart shall be parked or stored within the township, except with the consent of and at a place designated by the Association for that purpose.

- B.13.1 Trailers must, after luggage has been offloaded, be taken to the trailer park as soon as possible. This stipulation has bearing on homeowners, guests and visitors of the units at Lot numbers 19 to 35, 37, 103, 104, 124 and any other unit which has a carport and not an enclosed garage.
- B.13.2 Trailers of homeowners, guests and visitors (excluding those mentioned in A.13.1) who are entitled to park trailers at their units, must ensure that such trailers are parked in the garage, or out of sight.
- B.14 No helicopter or any other means of aerial conveyance may be landed at any place in the township except with the consent of and subject to such conditions as may be laid down by the Association.
- B.15 For purposes of these House Rules 'vehicle' shall mean a vehicle as defined in Section 1 of the Road Traffic Act, 93 of 1996. Estate roads are subject to the Roads Traffic Act as amended.

SECTION C

OPEN SPACE

- C.1 No person shall anywhere in the township feed, disturb, harm, destroy or permit to be disturbed, harmed or destroyed any wild animal (inclusive of monkeys), insect, reptile or bird.
- C.2 No person shall anywhere in the township disturb, damage destroy or collect any plant material, whether living or dead, save with the consent of or on the instructions of the Association, save further that the provisions of this section shall not apply with respect to the exercise by any person of any right granted to him by virtue of an agreement with the Association in regard to any area of exclusive use and enjoyment for garden purposes.
- C.3.1 No fires shall be lit anywhere in the township except at such place as may be designated for the purpose by the Association, and in a properly constructed and approved fireplace.
- C.3.2 No camping or picnicking shall be permitted.
- C.4 No person shall discard any litter or any item of any nature whatsoever at any place in the township except in such receptacles and in such places, as may be set-aside for the purpose and designated as such by the Association.
- C.5 No person shall use any open space within the township in any manner, which may unreasonably interfere with the use and enjoyment thereof by other persons in the township.
- C.6 No person shall use, or conduct himself upon any open space within the township in such manner as may in the opinion of the Association detrimentally affect the open space or any of the amenities contained thereon.
- C.7 The Association shall be entitled to prohibit access to any part of the open space if it deems it desirable so to do for the preservation of the natural flora and fauna, or for any other reason whatsoever, and no person shall enter any such area without the consent of the Association. Such areas shall be demarcated by means of wooden stakes painted red and placed at approximately 15 (FIFTEEN) meter intervals.
- C.8 No trail or path in the open space shall be used except by pedestrians unless specially designated for some other use by the Association.
- C.9 Where the Association has entered into any agreement with any member granting that member the exclusive use and occupation of any area in the township, no person shall in any manner whatsoever disturb or interfere with such member in the enjoyment of such rights of exclusive use and occupation.
- C.10 For purposes of Sections B.1 to B.8 above, 'open space' shall mean any area in the township not covered by a building or representing an exclusive use area.
- C.11 No person shall, anywhere in the township, discharge any fireworks or any pistol, revolver, rifle,

machine gun, cross-bow or any other arm as defined in terms of the Arms and Ammunitions Act, No. 75 of 1969, or any dangerous weapon as defined In terms of the Dangerous Weapons Act, No. 71 of 1968, except in self-defence, or where specifically approved by the Association.

- C.12 . No person shall enter the beach from the township, except by way of a path and gate so designated by the Association, and access will only be allowed after being Issued with a token by the security attendant. No person shall enter the township from the beach, other than through the said gate and on producing the said token.

SECTION D

LAGOON, LAKES AND RIVERS

- D.1 No person shall launch upon the lagoon or any lake or river in the township any craft of any description powered by a motor of any nature, save such craft as may be required in connection with any work to be carried out on the instructions of or in connection with the affairs of the Association, provided further that such craft shall have been approved by the Association.
- D.2 No person shall without the consent of the Association launch upon the lagoon or any lake or river any craft of any description other than boats owned by the Association; provided however that the Association in its discretion may permit the launching of any other craft either generally or in relation to a specific craft, subject to such conditions as the Association may deem fit to impose.
- D.3 No person using any boat upon the lagoon or any lake or river may embark thereon or disembark therefrom except at such points as may be designated by the Association for the purpose, or at a jetty provided by the Association except at a place which has been specially designated for the purpose by the Association.
- D.4 No person shall swim in any lake or river in the township.
- D.5 No person shall fish or angle by any means whatsoever in, or take/remove any fish, live bait or crustaceans from the lagoon or any lake, river, stream or pond within the township except at the fishing dam which has been specially designated for that purpose by the Association.
- D.6 No person shall pollute or permit the pollution of the lagoon or any lake or river within the township by any substance, which may in any manner be injurious to any plant or animal or which may in any way be unsightly.
- D.7 No person shall enter the lagoon or any lake, river, stream or pond within the township to collect golf balls or any other objects whatsoever.
- D.8 No person shall discard any litter or any article of any nature whatsoever in the lagoon or any lake or river in the township.

SECTION E

DOMESTIC REFUSE

- E.1 The removal of domestic and other refuse shall be under the control of the Association who may, in exercising their functions in this regard from time to time by notice In writing to all persons concerned:
- E.1.1 lay down the type and size of refuse containers to be obtained or used;
- E.1.2 give directions in regard to the placing of such refuse for collection;
- E.1.3 require the payment of a reasonable charge for the provision of such containers.
- E.2 It shall be the duty of every owner or occupier of a unit to ensure that such directions given by the Association are fully observed and implemented.

- E.3 No person shall keep any refuse within or outside his unit except in the containers aforesaid.
- E.4 Containers shall not be kept in any place outside any unit except such places as may be specifically set aside therefore or as may be approved by the Association from time to time.
- E.5 Where in the opinion of the Association any item of refuse is of such a size or nature that it cannot be conveniently removed by the Refuse Removal Services provided or arranged by the Association, the Association may give the person wishing to dispose of such refuse such directions for its disposal as it may deem fit.
- E.6 In the event of any person having to dispose of any animal carcass he shall notify the Association. The disposal of any animal carcass shall be arranged by the Association who shall dispose of same in such manner as it may deem fit.

SECTION F

DOMESTIC ANIMALS

- F.1 No domestic animals or pets shall be permitted in the township save for guard dogs kept by the Association for security purposes.
- F.2 In the event of any domestic animal being introduced into the township, the Association may call upon the owner thereof immediately to remove such animal, and in the event of the owner failing to do so, the Association may at its discretion destroy such animal or impound it and facilitate its removal from the township by such means as It may deem fit, and recover any costs incurred by them in doing so from the member concerned without prejudice to its right to recover any penalty imposed in terms of these House Rules.
- F.3 No person shall slaughter any animal or cure or hang up to dry any meat, fish, skin or carcass or any part thereof within the township.

SECTION G

SPORTING FACILITIES

G.1 TENNIS/SQUASH/VOLLEY BALL/CRICKET

- G.1.1 The courts shall be open for play on all days, and at nights up to 22:30, but the Association shall have the right to prohibit play if they consider any court unfit for use or for any other reason whatsoever.
- G.1.2 Persons using the courts shall provide their own racquets and balls.
- G.1.3 No person shall be permitted to play on the courts except in regulation dress and shoes.
- G.1.4 The charge for use of the courts shall be determined by the Association from time to time. No person shall be entitled to commence the use of any court until such charge has been paid. The attendant at the courts will require proof of payment.

Any member may reserve G.1.5 no more than one court and such reservation shall be in hourly periods for a minimum period of 1 (ONE) hour and a maximum period of 2 (TWO) hours on any one-day. Players may not use the courts without permission of the Association or Hotel unless they have booked a time. Reservations may be made at any time, from the day prior up to 1 (ONE) week in advance, by members only, of the date upon which the court is to be reserved and the courts will be allocated by the Association on the basis of the earlier applications for reservation being given preference. In the event of any person having reserved a court and failing to commence play within 10 (TEN) minutes of the time for which the court was reserved, the Association may permit any other person wishing to use the court so to do.

G.1.6 Children under 12 (TWELVE) years of age shall not be permitted to use the squash courts unless accompanied by an adult.

G.1.7 The use of the courts shall be controlled by the Association and may at any time order persons using a court to vacate the same if they contravene any of these House Rules or if their conduct is not satisfactory.

G.2 MASHEE GOLF COURSE

G.2.1 No person may commence a round of golf except at the first tee.

G.2.2 Persons using the course shall be obliged to provide their own equipment.

G.2.3 A green fee, determined by the Association from time to time shall be payable by each person wishing to use the golf course, prior to the commencement of play. The attendant at the course will require proof of payment.

G.2.4 The Association may prohibit play if in its opinion the course is unfit for use or for any other reason whatsoever.

G.2.5 The Association shall control the use of the course and it may at any time order persons using the course to vacate the same if they contravene any of these House Rules or if their conduct is not satisfactory.

G.2.6 The use of the course and players thereon shall observe and be subject to the rules of golf as approved by the Royal and Ancient Golf Club of St. Andrews, Scotland, and the South African Professional Golfers' Association.

G.2.7 The Association may appoint a golf committee to attend to the administration of the course in terms of Rule 33 of the said Rules of Golf.

G.3 BOWLS

G.3.1 The green shall be open for play on all days, but the Association shall have the right to prohibit play if they consider the green unfit for use or for any other reason whatsoever.

G.3.2 Appropriate bowling dress and shoes or boots without heels shall be worn by players.

G.3.3 Spectators and Children shall not be permitted on the green.

G.3.4 Players shall supply their own woods. Jacks and mats may be obtained from the Leisure Desk.

G.3.5 A charge for use of the green shall be determined by the Association from time to time. No person shall be entitled to commence using the green until such charge has been paid and has shown proof of payment to the attendant at the green.

G.3.6 No more than one rink may be reserved by any member and such reservation shall be for a morning as being from 09:00 to 13:00 or an afternoon as being from 14:00 to sundown. Reservations may be made at any time from the day prior up to 1 (ONE) week in advance, for members, of the date upon which the rink is to be reserved and the rink will be allocated by the Association on the basis of the earlier applications for reservation being given preference. In the event of any person having reserved a rink and failing to commence play within 10(TEN) minutes of the time for which the rink was reserved, the Association may permit any other person wishing to use their rink so to do.

G.3.7 Children under 12(TWELVE) years of age shall not be permitted to use the green unless accompanied by an adult.

G.3.8 The use of the green shall be controlled by the Association and it may at any time order persons using the green to vacate the same if they contravene any of these House Rules or if their conduct is not satisfactory.

G.3.9 The bowling green shall not be used for any activity other than bowling.

G.4 BOATING

- G.4.1 Boats may be hired upon payment of a fee determined by the Association.
- G.4.2 The use of boats shall be controlled by the Association and it may at any time order persons using a boat to return the same to land forthwith in the event of their contravening any House Rule, or in the event of the Association in its discretion considering their conduct dangerous or threatening to the interests of the members in the township. The provisions of this House Rule shall be without prejudice to any other fine, which the Association may be entitled to impose.
- G.4.3 Without prejudice to the provision of Section C.2 of these House Rules –
- G.4.3.1 No person shall use a boat, sailing dinghy, paddleboat, paddle ski or canoe on any lake, river or the lagoon within the township without wearing a suitable life jacket.
- G.4.3.2 The Association may prohibit the use of sailing dinghies at any time should they in their discretion consider that the prevailing weather conditions at that time render such use unsafe.
- G.4.3.3 The Association may at any time order any person sailing on the lagoon or any lake or river to leave the same forthwith if in the event the Association, in their discretion, considers his/her conduct dangerous or unsatisfactory, without prejudice to any other penalty, which the Association may be entitled to impose.

SECTION H

SUPPLY OF ELECTRICITY

- H.1 The member shall, prior to electricity being supplied to his unit, enter into a written agreement with the Association for the supply of electricity and subject to such terms and conditions as it in its sole discretion deems fit.
- H.2 Any charges or tariffs payable to the Association in terms of this Section for the supply of electricity shall be the prices determined by the Association who shall ensure that at least all monthly charges or tariffs levied by Eskom to the township are covered.

SECTION I

INSTALLATION OF GENERATORS

- I.1 Homeowners will have to submit a formal application to install a generator to the Town Planning and Amenities Committee. The application will have to include the following:
- I.1.1 The specifications of the generator to be installed.
- I.1.2 A location plan of the generator.
- I.1.3 An Electricity Lay-out Plan showing detail of the connections to and from the generator.
- I.1.4 A Fire Protection Plan.
- I.1.5 Envisaged noise level output measured in decibel.
- I.2 Homeowners, who choose to install household generators, should take the following rules for installation into consideration:
- I.2.1 The noise level of the generator should not exceed 50 decibels at 1 meter. Mufflers, the Trex System or a French Drain System should be used to obtain the correct noise reduction level. The noise level will be tested by management subsequent to installation to ensure compliance.
- I.2.2 Only one diesel-driven, single phase generator of maximum 6 KVA (26 Amps – 6000 Wattage) per villa will be allowed. The rated amount of wattage used per villa should therefore be 90% (5400 watts).
- I.2.3 The generator should be of the household, “silent” sound proof type with an automatic switch-on/off capability.

- I.2.4 The generator should be seen as an emergency back-up and should only operate during power failures.
- I.2.5 The generator should be installed within the boundaries of that particular stand, on a raised plinth inside a ventilated, dry, non-habitable room or compartment (utility room) with a solid door, but without any windows, away from any gas bottles.
- I.2.6 The generator should not be installed in the garage or any other room.
- I.2.7 The generator room or compartment should be secure and fireproof with at least one handheld fire extinguisher installed on the wall near the entrance to the room.
- I.2.8 The generator should be installed by a qualified, competent electrician.
- I.2.9 The generator should be properly grounded.
- I.2.10 There should be an opening of at least 1 meter on each side for access to the generator for servicing.
- I.2.11 Diesel fuel for the generator may be stored in the fuel reservoir of the generator, but not in separate containers inside the generator room.
- I.2.12 All generators on the Estate should be switched off between 22:00 at night and 06:30 the next morning.
- I.2.13 The generator should be connected directly to the main Electrical Distribution Board (DB) in the villa through an Automatic Change Over Switch (ATS), connected to a timer. The timer should be set that no generator is started on the Estate between 22:00 and 06:30 the next morning, even if a power failure occurs.
- I.2.14 The ATS has a control cable of 5 meters connecting the generator's electronic panel to the ATS and it is advised that the ATS does not exceed 5 meters from the main Electrical Distribution Board (DB) inside the villa to the generator.
- I.2.15 The wiring of the generator should be connected to one phase on the DB Board and that phase to each circuit breaker where power is required, bearing in mind the rated wattage used in the villa during power failures.
- I.2.16 Proper heavy-duty power cords should be used and should be concealed and or covered.

SECTION J

GENERAL

- J.1 No garments, household linen or washing of any nature may be hung out or placed anywhere to dry except in a drying yard or such other area designated for the purpose. Any such items placed in any other place may be impounded by the Association and may be reclaimed by the owner from the Association.
- J.2 No person shall keep anywhere in the township any inflammable substances, provided however that this rule shall not apply to the keeping of such substances and in such quantities as may reasonably be required for normal domestic use.
- J.3 The statutory records and books of account of the Association shall be open for inspection at the offices of the Association between 09:00 and 12:00 on all business days, save that the Association shall be entitled to refuse to allow any member or any authorised agent access to any of the aforesaid books or records in the event of it being inconvenient for them to allow such access at that particular time, in which case they shall specify a date and time within 7 (SEVEN) days thereafter at which such books or records may be inspected.
- J.4 Occupation and Over-population of Villas

A villa on the estate is intended to be a place for the habitation and dwelling of the homeowner, his/her/their families and/or guest(s) with the main purpose of staying there while enjoying the amenities and safe environment that the private township of San Lameer has to offer. Occupation and habitation of the villas are not intended for a contractor(s) and/or the worker(s) of a contractor performing contracting and/or other work for and on behalf of a homeowner, on the estate, or elsewhere.

No homeowner shall accommodate, nor allow to be accommodated, more than the maximum number of persons (exclusive of children under the age of 6 years old), permitted to occupy such villa viz:

Bedsitter - 2 occupants

1 Bedroom	-	2 occupants
2 Bedrooms	-	4 occupants
3 Bedrooms	-	6 occupants
4 Bedrooms	-	8 occupants
5 Bedrooms	-	10 occupants
6 Bedrooms	-	12 occupants

J.4.1 For the purpose of this Section, 'accommodate' shall mean any person remaining in the township for a period of twenty four hours or more who is not accommodated in another unit or the hotel, or who is in the township at 00:30.

J.4.2 Any member who concluded a formal lease agreement with the Association to lease a Servants Quarters may increase the number of occupants referred to in I.4 by 2 (TWO) persons.

J.4.3 At no time whatsoever, subject to I.4 and I.4.2, may more than the maximum number of persons, as stipulated below, enjoy access to the township for a particular unit -

Bedsitter	-	4 persons
1 Bedroom	-	5 persons
2 Bedrooms	-	6 persons
3 Bedrooms	-	10 persons
4 Bedrooms	-	12 persons
5 Bedrooms	-	14 persons
6 Bedrooms	-	16 Persons

J.4.4 Notwithstanding I.4.3 the Association may, after written application, allow more than the maximum number of persons access to the township.

J.5 Any hotel resident or tenant of a pool unit will only be allowed visitors by making special request to the Hotel Reception. The Hotel Reception after approving such request, will inform security but may not approve to allow more than the number of persons set out hereunder to the township -

Hotel room	-	2 persons for every hotel guest
Bedsitter	-	2 persons
1 Bedroom	-	6 persons
2 Bedrooms	-	7 persons
3 Bedrooms	-	8 persons
4 Bedrooms	-	10 persons
5 Bedrooms	-	12 persons
6 Bedrooms	-	14 persons

J.6 Everybody in the township and on the lagoon must observe quiet hours from 00:30 to 06:30 (holiday periods), and otherwise from 23:00 to 06:30.

J.7 No person shall cause a nuisance of any nature in the township and lagoon.

J.8 All members are required, in good time, to request Estate Reception and Security, in writing (e-mail, fax or letter), to admit any person, including the member, his family, guests and contractors, to the township.

J.8.1 Such request shall contain:

- i) the name of the person or contractor to be admitted;
- ii) the number of persons;
- iii) the registration number of the vehicle, if known;
- iv) the date and approximate time of arrival;
- v) the date of departure and
- vi) confirmation that any keys and cards in possession of Security may be handed over.

- J.9 Any occupant wishing access for anyone while in the township shall do so by completing the prescribed form at Estate Reception at the main gate.
- J.10 Any contractor wanting to access the township shall do so by completing the prescribed form at Estate Reception and by obtaining staff cards for all concerned staff who will enter the township, from the Security Office.
- J.11 No contractor shall be permitted to do any work in the township over weekends (Saturdays and Sundays), public holidays and school holiday periods, except in cases of emergencies or with written consent from the Association obtained prior to the commencement thereof. The specific dates of the holiday periods shall be determined by the Association from time to time.
- J.12 No person will be admitted at the beach gate unless such person had also left the township through the beach gate.
- J.13 No person shall conduct any business activity whatsoever from a unit within the township, irrespective of the method of communication with the clients, i.e. cellular phone, telephone, e-mail or facsimile messages, without written consent from the Association obtained prior to the commencement thereof. These business activities can include, but are not restricted to, any cleaning services, construction, building and maintenance services, villa and golf car rental and the buying and selling of any products,
- J.14 No person shall be allowed to or cause any alteration or addition or upgrading of any unit within the township without prior written consent being obtained from the Association. These include the installation or fitting of exterior awnings, blinds and canopies, lean-to roofs, patio sliding or folding doors, shutters, swimming pools, exterior spa baths, radio mast/television aerial/satellite dishes and garage doors,
- J.14.1 Any approved awning should be dark brown or green in colour, be folded away or rolled up if the member is not in residence, and should be installed behind a wall so that it shall not be seen when facing the unit.
- J.15 No member shall install any type of spa-bath or swimming pool, be it of permanent or semi-permanent nature, outside of any unit in Coppers Creek (Lot 19 to 35 and Lot 103) or any other sectional title units (Lot 37, Lot 124, Units 10401 to 10426).
- J.16 No member, developing a mini-sub erf, shall exceed the maximum floor area of 325 square meters in total and the maximum height of any building to be erected of 2 storeys above ground floor level with no additional height for parking, save that the upper storey may not exceed 33% of the coverage of the lower storey.
- J.17 The Association, represented by the Managing Director, acting as Estate Manager, shall only sign consents (i.e. clearance certificates) in respect of those properties whose levies are paid in full and/or whose dwelling is in accordance with the provisions of the San Lameer Town Planning Scheme, as amended from time to time.
- J.18 No tents shall be pitched anywhere in the township except at such places as may be designated for the purpose by the Association.
- J.19 The Association shall receive from the managing member of each villa, registered in the name of syndicates, each syndicate member's name and contact details as soon as possible after registration.

SECTION K

DELEGATION AND INTERPRETATION

- K.1 In these House Rules unless it appears to the contrary either expressly or by necessary implication "Association" means The San Lameer Master Homeowners Association; "township" means the township of San Lameer.

- K.2.1 The Association may delegate any of its own powers in terms of these House Rules to the Managing Director, acting as the Estate Manager, upon such terms and conditions as it may deem fit.
- K.2.2 The Managing Director, acting as the Estate Manager, may delegate any of the powers so delegated to him to any person nominated by him for the purpose and upon Such terms and conditions as he may deem fit.
- K.2.3 The powers delegated in terms of H.2.1 and H.2.2 may at any time be withdrawn or amended.
- K.2.4 Notwithstanding anything contained in these House Rules, any consent to be obtained must be in writing.