



Val de Vie Winelands Lifestyle Estate HOA

CODE OF CONDUCT

7 April 2025



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1. INTRODUCTION

In choosing to live within a luxury wellness estate such as Val de Vie Estate, residents will enjoy all the benefits of authentic country living, including state-of-the-art security and access to world-class shared facilities. Estate living carries responsibilities set out in the Code of Conduct.

The Code of Conduct is compiled by the Homeowners' Association (HOA) Management and Trustees and is designed to foster a harmonious and welcoming community. The rules are established to promote good neighbourliness and ensure that all residents, guests, contractors, and service providers can enjoy the Estate's amenities in a respectful and considerate manner.

The Code of Conduct emphasises our commitment to protecting the Estate's security, aesthetic environment, and quality of life. It encourages residents to live together with kindness and consideration for others, guiding the behaviour of everyone within the community.

The Code acknowledges the collective rights of all residents to use and enjoy the Estate. It is intended to provide clear guidelines for behaviour that naturally aligns with respect and thoughtfulness for neighbours.

In the event of differences or annoyances between neighbours, residents should strive to resolve issues amicably with respect, tolerance, and deliberation.

There is a zero-tolerance policy towards the abuse of HOA trustees, management, employees, or service providers. Everyone has the right to be treated with dignity and respect. Using an unacceptable tone, disparaging remarks, name-calling, belittling, offensive or obscene language, or any form of harassment will not be tolerated. The HOA reserves the right to take appropriate action against abusers, including legal proceedings if necessary.

Val de Vie Estate residents are constitutionally bound to comply with the Code of Conduct when they sign the purchase or lease agreement. If members, tenants, contractors, or service providers fail to adhere to the Code, the HOA is mandated to impose penalties.



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2. INDEMNITY & WAIVER

INDEMNITY

The resident, in their personal capacity and on behalf of all other persons and/or children in their care or under their control, hereby –

1. acknowledges that the use of any common areas and facilities on the Val de Vie Estate is associated with inherent risks and must be used with caution and that such common areas and facilities are used at their own risk;
2. indemnifies the Val de Vie Winelands Lifestyle Estate Homeowners' Association, their trustees, officers, employees, affiliates, partners, agents, attorneys, representatives, successors, service providers, and permitted assigns (each hereinafter referred to as an "Indemnified Party"); and
3. holds each Indemnified Party harmless against all and any death, injuries, losses, liabilities, claims, demands, judgements, damages, fines, suits, actions, costs, and expenses (hereinafter collectively referred to as "Loss") based upon or resulting from any claim made against any Indemnified Party in respect of or in connection with or arising from the use of any common areas or facilities on the Val de Vie Estate, specifically including but not limited to consequential damages or loss suffered and including legal costs (on attorney and own client scale) incurred by the Indemnified Party.

WAIVER

The resident waives any claims against the Indemnified Parties as a result of any Loss arising from the use of any common areas or facilities on the Val de Vie Estate and the use thereof by the resident, their family members, visitors, guests, invitees, or employees, and the resident acknowledges that aspects or components of the common areas and/or facilities may from time to time have to undergo repairs and will not always be without defects. The resident confirms they will not hold an Indemnified Party liable for any Loss.



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3. OTHER DOCUMENTS AND PROCESSES

The following documents must be read in conjunction with the Val de Vie Winelands Lifestyle Estate Code of Conduct:

- The Constitution of the HOA
- Transgression Chart (TC)
- The Architectural & Landscaping Design Guidelines and Checklists (The Guide)
- The Building Rules and Regulations (BRR)
 - Annexure A – All Fees
 - Annexure B - Transgression Chart (TC)
- The Gatehouse Enrolment & Indemnity Form
- The Sports and Leisure Centre and The Yard Gym Rules
- Enrolment process for resident employees/contractors/sub-contractors/service providers
- Environmental Rules/Guidelines

4. THE HOMEOWNERS' ASSOCIATION (HOA)

The HOA is a voluntary association of persons governed by its Constitution and the Drakenstein Municipality's Municipal Land Use Planning By-laws on Municipal Land Use Planning 2018 and consists of:

- The HOA Board of Trustees comprises developer and homeowner-elected trustees.
- The HOA Management Team reports to the Board of Trustees.

All members and residents are obliged to comply with the Code of Conduct.

The registered owners of properties within the Estate are responsible for the actions of all members of their family, tenants, bona fide guests, visitors, invitees, employees/staff, contractors, contractors' subcontractors, and delivery persons in accordance with the Code of Conduct.

The HOA has the right, in the event of a breach of a rule of this Code of Conduct by a member and/or resident (and without any notice, should the Board in their discretion deem that no notice is warranted), to take such action against the defaulting member and/or resident as they deem fit, including but not limited to:

- To remedy the breach at the defaulting member's and/or resident's cost and/or



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- Impose a penalty as the HOA deems appropriate against the defaulting members (any penalties that may be imposed will be debited to the defaulting member's levy account) and/or
- Take other action, including civil or criminal legal proceedings, as the HOA deems fit.

4.1 POWER OF THE HOA

The HOA shall have control of the use of all recreational and entertainment facilities and all other amenities on the common property of the Estate and retains the right to levy charges for the use thereof.

In general, where no specific rule has applicability, the Trustees reserve the right for the COO and/or Security Manager to make necessary rules from time to time, subject to the Trustees' approval.

4.2 UPDATES

The Code of Conduct is subject to change from time to time. The Board of Trustees is entitled to add to, amend, or repeal any of the rules in the Code of Conduct as deemed necessary to protect the interests of the HOA and its members, the Developer, the common interests of members and the integrity of the Estate as a whole, by way of Resolution.

The latest version of the Code of Conduct is available on the HOA website.

4.3 ENFORCEMENT

For the enforcement of any of the Code of Conduct rules, the HOA may take or cause to be taken such steps as they may consider necessary to remedy the breach of the Code of Conduct. The HOA may take such action, including court proceedings, as it may deem fit.

If any person contravenes or fails to comply with the Code of Conduct, the HOA shall be entitled to impose a penalty. If the person concerned is a family member, guest, tenant or other invitee of a member, the member will be liable for payment of such penalty. The member or their tenant may settle the penalty within 48 hours, or it will be added to the member's following levy statement.

Once the penalty has been paid in full, the member/tenant can appeal the transgression and penalty in writing to the Board of Trustees for review at the next board meeting.



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Notwithstanding the above proceedings, the HOA reserves the right to institute civil or criminal action in a court of law. For this purpose, it may appoint such attorneys and counsel as deemed necessary.

5. INTERPRETATION

In this document, unless inconsistent with or otherwise indicated by the context:

- any reference to a gender includes the other gender;
- any reference to natural persons includes legal persons and vice versa;
- any reference to the singular includes the plural and vice versa;
- words and phrases defined in the Constitution bear corresponding meanings herein;

The clause headings in the Code of Conduct have been inserted for convenience only and shall not be taken into account in its interpretation; if any period is referred to in these rules by way of reference to a number of days, the days shall be reckoned exclusively of the first and inclusively of the last day unless the last day falls on a day which is not a business day, in which case the day shall be the next succeeding business day.

The Code of Conduct shall be governed by and interpreted by the Val de Vie Winelands Lifestyle Estate Constitution in accordance with the laws of the Republic of South Africa.

Should a discrepancy exist between the Code of Conduct and the Constitution, the Constitution takes preference.

6. OBLIGATIONS OF MEMBERS/RESIDENTS

6.1 CONTACT DETAILS

To communicate successfully with residents, the HOA should be advised of any change of address, email, or telephone contact details. You can notify the HOA in person at the HOA Office or by email at hoa@vdrvhoa.co.za.

The official address of the association serving as its domicilium citandi et executandi is:

- Val de Vie Estate, The HOA Office at The Yard, R301 Jan van Riebeeck Drive, Paarl, 7620
- Telephone number +27 (0)21 863 6100 and email address hoa@vdrvhoa.co.za

For official purposes, the domicilium citandi et executandi address of a member/owner/resident will be the unit or units registered in such member's, owner's or



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resident's name, provided that a member/owner/resident may change their domicilium citandi et executandi to a member/owner/resident address within the Republic of South Africa and provided further that such change shall only be effective on the receipt of written notice thereof by the HOA.

The HOA operates a single customer relationship management system and database. To facilitate expedient communication, members/owners/residents are required to email the HOA regarding all standard matters.

Whenever contact details change, the member/owner/resident must immediately advise the HOA at hoa@vdlvhoa.co.za or +27 (0)21 863 6100 or update their contact details on the Val de Vie application.

Until updated contact details are provided, any communication sent to the member/owner/resident will be considered received on the same day it was dispatched.

6.2 LEVIES

Levies are payable by members monthly in advance by bank debit order on the first day of each month to the HOA. Levy and water accounts will be sent electronically, and the member is responsible for ensuring all contact details are correct and current.

The HOA will not take responsibility if a member does not receive an account. Any amount not paid on the due date shall attract interest at a rate determined by the trustees until payment has been received.

Members/residents are not entitled to withhold levy payments for any reason, including, but not limited to, disputes with the HOA or any of its service providers.

7. WATER & ELECTRICITY

7.1 WATER

There is an important difference between irrigation and potable water and the appropriate use thereof. The HOA shall not be liable for damages, expenses, or costs caused to residents by any interruption in supply.

Under no circumstances shall any rebate be allowed on any account for water supplied and metered for water wasted due to leakage or any other fault in the erf installation.

No person shall in any manner or for any reason whatsoever tamper or interfere with any meter or service connection, service protection device, or mains supply.

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No person other than a person specifically authorised in writing by the HOA or the COO shall directly or indirectly connect, attempt to connect, or cause to be connected any installation or part thereof to the mains supply or service connection. The HOA Management may, without notice, temporarily disconnect any erf to effect repairs, carry out tests, or for any other legitimate purpose.

Residents shall pay for water usage on a per-use basis. Therefore, water meters are installed at each erf at a charge determined from time to time by the HOA.

Procedures, costs, and all other aspects relating to the system utilised on the Estate shall be determined from time to time by the HOA and communicated to members. Rainwater collection is permitted, provided that the design of such method is allowed in terms of the guidelines and approved by the HOA.

To effectively manage water resources, no borehole or wellpoint may be sunk on the Estate, nor may any existing borehole be used for any purpose other than its determined purpose. The HOA shall take all reasonable steps to procure and maintain an adequate water supply to residents but does not guarantee that it will always be maintained.

The HOA shall not be liable for damages, expenses or costs caused to residents due to flooding.

7.2 ELECTRICITY

Where Drakenstein Municipality owns and maintains the electrical infrastructure on portions of the Estate, members must apply for their electricity connection directly from Drakenstein Municipality subject to all the terms, conditions and fees of the Drakenstein Municipality. Faults must be reported to Drakenstein Municipality directly.

The table below illustrates which neighbourhood is serviced by which service provider. Please also note that the Val de Vie Estate HOA does not administer or issue electricity invoices.

NEIGHBOURHOOD	ELECTRICITY	WATER
Val de Vie – First Phase	Drakenstein Municipality	Val de Vie Estate HOA
Val de Vie – The Vines I	Drakenstein Municipality	Val de Vie Estate HOA
Val de Vie – The Vines II	Val de Vie Utilities	Val de Vie Estate HOA
Val de Vie – River Farm	Drakenstein Municipality	Val de Vie Estate HOA
Val de Vie – Polo Village Offices	Val de Vie Utilities	Val de Vie Utilities
Val de Vie – North Pointe	Drakenstein Municipality	Val de Vie Estate HOA

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Val de Vie – Polo Village Apartments	Val de Vie Utilities	Val de Vie Utilities
Val de Vie – Valencia Farm	Drakenstein Municipality and Val de Vie Estate HOA	Val de Vie Estate HOA
Val de Vie – Evergreen	Voltano	Voltano
Val de Vie – Gentleman’s Estate	Val de Vie Utilities	Val de Vie Estate HOA
Val de Vie – La Vue	Val de Vie Utilities	Val de Vie Estate HOA
Val de Vie – Le Domaine	Val de Vie Utilities	Val de Vie Estate HOA
Val de Vie – The Vines at Le Domaine	Val de Vie Utilities	Val de Vie Estate HOA
Val de Vie – The Reserve North	Val de Vie Utilities	Val de Vie Estate HOA
Val de Vie – The Reserve South	Val de Vie Utilities	Val de Vie Estate HOA
Val de Vie – River Club	Val de Vie Utilities	Val de Vie Estate HOA
Val de Vie – The Yard	Val de Vie Utilities	Val de Vie Estate HOA
Val de Vie – The Yard Offices	Val de Vie Utilities	Val de Vie Utilities

8. GOOD NEIGHBOURLINESS

To ensure a harmonious living environment, no person shall engage in activities prejudicial to other residents within the Estate. Residents are encouraged to report security incidents to Security or the HOA. There is a zero-tolerance policy towards violence, abuse, vandalism and crime within the Estate. The HOA and/or Security Management reserve the right to report such incidents to the South African Police Service (SAPS) or other relevant authorities for appropriate legal action.

Maintaining peace and tranquillity is crucial. No person shall disturb the public peace in a street, public place, or private premises by making excessive noise, shouting, quarrelling, fighting, using loudspeakers or similar devices, or engaging in riotous, violent, or immoral behaviour.

In the event of annoyance, aggravation, or complaints from residents, the concerned parties should attempt to resolve the matter amicably with consideration and tolerance. If the dispute cannot be resolved, it should be brought to the attention of the HOA in writing. The HOA’s decision will be binding on the parties concerned.



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While the HOA is not obligated to arbitrate or become involved in disputes between members and/or residents, it will only intervene when an interpretation of the Code of Conduct is requested within a reasonable timeframe.

The HOA is authorised to investigate written complaints received from residents regarding the behaviour and/or conduct of other residents or any persons on the Estate. The HOA will take appropriate steps as it deems necessary. The HOA also reserves the right to investigate any conduct independently and take necessary action, regardless of whether complaints have been received. Decisions made by the HOA in this regard will be final and binding.

Val de Vie Estate and Pearl Valley Reciprocal Use Conduct

Effective 12 July 2024, a Reciprocal Use Memorandum of Agreement (MOA) has been established between Val de Vie Estate and Pearl Valley, as agreed by both HOAs. Under Section 5 (Reciprocal Use Terms), residents of either estate are required to uphold and respect the conduct rules of the neighbouring estate. Should a resident breach these rules, penalties will be imposed, which must be settled within 30 days. Additionally, the affected HOA reserves the right to temporarily revoke access privileges until the matter is satisfactorily resolved.

9. GOOD HOUSEKEEPING

9.1 FURNITURE DELIVERY AND REMOVAL

Furniture moving trucks are allowed on the Estate from Monday to Friday, from 08:00 to 17:00. To enable the truck to exit on time, the content must be offloaded or uploaded by 17:00. The Security Manager may make exceptions based on merit, but not for large furniture moving trucks.

Furniture moving trucks are allowed on the Estate on Saturdays from 08:00 to 14:00. The content must be offloaded or uploaded, and the truck must exit by 14:00. Based on merit, the Security Manager may make exceptions for trucks to exit up to 17:00 on the same day.

No furniture-moving trucks are allowed on the Estate on Sundays or public holidays.

The Delivery/Removal Consent and Indemnity Form is available from the HOA. The completed form must be emailed to the HOA at hoa@vdrvhoa.co.za. Copies of valid identity documents or passports of the driver and assistants must also be submitted with the completed form.



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Once approved by the HOA and Security Manager, the HOA will email the approval and make necessary arrangements with the main gates.

9.2 RESIDENTIAL SERVICE PROVIDERS

Gardening, pool, and private cleaning service providers may work Monday to Friday from 07:00-18:00. These service providers are not allowed to work on weekends or public holidays.

Residents who wish to maintain their gardens and pools may do so during the same hours. No activity is allowed on Sundays or public holidays.

Arrangements for service provider access during the annual building contractor shutdown are allowed and subject to pre-approval from the Security Manager.

9.3 REFUSE AND WASTE REMOVAL

Black refuse bins can be ordered from Drakenstein Municipality by dialling +27 (0)21 807 4708.

Refuse Removal

Domestic refuse is collected and removed on Wednesdays (except for public holidays) and should be placed out on collection day and not the night before. All domestic refuse should be placed in a refuse bag before it is placed in an appropriate container, which shall not be visible from any road except when placed in containers for purposes of collection by Drakenstein Municipality or waste collection contractors, provided that the COO or HOA Management may, from time to time, by notice in writing to all residents –

- prescribe type and size of refuse containers to be obtained and used;
- prescribe cleanliness of refuse containers;
- provide directions regarding any place designated for refuse removal;
- require the payment of a reasonable charge for providing such containers.

Every resident is responsible for ensuring the HOA's direction is observed and implemented.

Where, in the opinion of the HOA, any refuse is of such size and nature that it cannot be expediently removed by Drakenstein Municipality or by waste collection contractors, the



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HOA shall give the residents wishing to dispose of such refuse such directions for its disposal as they may deem fit.

Green Waste

Green waste must be placed in transparent bags and may only be put out on Friday mornings (except for public holidays) before 08:30 and not the night before. A maximum of five (5) bags will be collected. As part of our environmental sustainability program, green waste is taken to the composting facility and turned into compost used in the Estate's public open spaces.

The transparent green waste bags should only contain garden waste – e.g., plant clippings, cut grass, etc. - not kitchen waste, stones, pet waste, glass, paper, or plastic in any form. Including these items makes sorting the waste difficult and hazardous.

Large branches or woody prunings that cannot be bagged or composted should be removed by a contractor at the member/resident's own expense, as the Estate is not equipped to deal with these. If landscaping development or landscape maintenance contractors are used, the contractor must remove the garden waste. Residents may not offload any waste at the Val de Vie Estate composting facility.

9.4 PETS

Only domestic animals that pose no danger, noise or odours may be kept. All domestic animals shall always bear a tag with their resident owner's name, telephone number, and erf number.

It is recommended that all pets be microchipped to help identify their owners and enable the pet to be returned to them as soon as possible. The HOA operates a holding facility for pets found wandering on the Estate.

The maximum number of dogs and cats that may be kept on an erf are as follows:

Neighbourhood	Dogs		Cats
The Vines I	1 dog (not two of a kind)	AND	1 cat (not two of a kind)
The Vines II	1 dog (not two of a kind)	AND	1 cat (not two of a kind)
Polo Village Apartments	1 small dog	OR	1 cat (<i>as per the Body Corporate Rules</i>)



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Polo Village Apartments II	1 small dog	OR	1 cat (<i>as per the Body Corporate Rules</i>)
Palermo	2 dogs	OR	2 cats
The Lakes	2 dogs	OR	2 cats
Isle de Vie	2 dogs	OR	2 cats
Chambery	2 dogs	OR	2 cats
Silchar Club	2 dogs	OR	2 cats
Aires Planes	2 dogs	OR	2 cats
Berg Zicht	2 dogs	OR	2 cats
Oude Plaas	2 dogs	OR	2 cats
Les Plaines	2 dogs	OR	2 cats
River Farm	2 dogs	AND	2 cats
North Pointe	2 dogs	AND	2 cats
Le Domaine	2 dogs	AND	2 cats
The Vines at Le Domaine	1 dog (not two of a kind)	AND	1 cat (not two of a kind)
La Vue	2 dogs	AND	2 cats
Gentleman's Estates and River Club	The Gentleman's Estates including River Club and all properties extending beyond the 1:100-year floodplain of the Berg River properties, will be subject to the following guidelines in addition to the general guidelines contained in the Guide: 3 dogs 3 cats No pigs may be kept on the property. No commercial poultry farming will be permitted – only poultry for domestic and own use will be permitted. No reptiles of any type may be kept. A maximum of 10 livestock (i.e. 6 x horses, 2 x cows and 2 x sheep / or ten horses) may be kept. The quantum of livestock is provisional and remains subject to the size of each individual property and approval by the HOA.		
Champions Field Erven (779, 1360, 739, 780)	3 dogs	AND	3 cats
The Reserve	3 dogs	AND	3 cats
Val de Vie Evergreen	2 small dogs OR 2 cats		



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	OR 1 small dog and 1 cat
Val de Vie Evergreen Luxury Suites Groundfloor	No pets except for groundfloor apartments: 1 cat
Val de Vie Evergreen Sugarbush	2 small dogs OR 2 cats OR 1 small dog and 1 cat
Val de Vie Evergreen Wild Olive	2 small dogs OR 2 cats OR 1 small dog and 1 cat

According to the international standard, a small dog is any dog whose healthy, full-grown weight is up to 10kg (<https://vetcarenews.com/>).

No pet of any description may be dumped, released, or left once a residence is vacated, or the pet is no longer wanted.

Proper arrangements need to be made for your pet/s while you are away from your residence. Book a pet sitter or make a booking at a kennel to ensure your pet/s are adequately cared for while you are away so as not to cause distress to the animal or neighbour/s. The pet sitter will be responsible for taking the same care of a resident's pet as the resident, and therefore, the same penalties will apply as per the Transgressions Chart.

Breeding of dogs or cats is not allowed on the Estate.

No reptiles, farm animals or any exotic pets may be brought onto the Estate or kept.

No pet turtles or exotic fish may be released into dams on the Estate.

Visitors are not allowed to bring any animals onto the Estate, except accredited guide, therapy, or service dogs.

Dogs

Dogs must wear a securely attached collar with a tag bearing the owner's name, telephone number, and erf number.

Dogs must be kept in suitable enclosures and be prevented from straying off the owner's erf.

Dogs are not allowed in public open spaces/common areas, servitude areas, or along the river unless they are on a leash and under complete control. They are also not allowed on



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the Wellness Farm, the polo fields, the equestrian centre, berms, or near the stables or paddocks under any circumstances.

Dogs may not be left unsupervised at the Dog Park.

If a dog digs holes and/or otherwise damages public open spaces/common areas, the owner shall be required to repair the damage.

Any damage caused by dogs to other residents' property or pets will be for the account of the dog's owner.

The following dog species, pedigree or mixed breed, are not allowed on the Estate:

- Pitbull Terrier
- Rottweiler
- Boerboel

The Estate Veterinary Advisor will have the final determination as to the likely breed or mix thereof in determining compliance with this rule.

Dog owners must carry a receptacle and clean up any mess their animals create.

Dogs found hunting or harassing wildlife will be required to be removed from the Estate.

The HOA Compliance or Security Team will humanely trap and impound problem and/or wandering dogs.

When dogs are reported as a nuisance to other residents, the Transgression Chart point 3 will apply.

If animals are brought onto or found upon the Estate contrary to the provisions of the Code of Conduct, or if any animal creates a nuisance to other residents, the HOA shall be entitled, without limiting the generality of the rights afforded to it in terms hereof, to either:

- require the relevant resident to remove the animal from the Estate or
- the HOA will remove the relevant animal from the Estate and claim all costs incurred from the relevant resident.

Cats

Cats must wear a securely attached collar with an effective bell to limit hunting success and a tag displaying the owner's name, telephone number and erf number.

All cats need to be neutered/spayed.



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The HOA Compliance or Security Team will humanely trap and impound problem and/or wandering cats. Where cats are a nuisance to other residents, the Transgression Chart point 3 will be applied.

Any damage caused by problem cats to other residents' property or pets will be for the account of the cat owner.

Other pets

Pet rabbits, hamsters, guinea pigs, and other rodents must be neutered and kept in an escape-proof hutch. Any pet rabbit or rodent found wandering around the Estate will be removed from the Estate immediately.

9.5 VISITORS AND EMPLOYEES/STAFF

Residents are responsible for their visitors, guests and/or employees/staff.

Visitors will require a visitor's code to enter the Estate. If a resident did not generate a code for a visitor, Security will endeavour to obtain authority from the relevant resident to admit the visitor/s to the Estate. Should Security not receive such approval, entry to the Estate will be denied. Persons wishing to enter the Estate will be scanned to gain access. A valid driver's license and the correct vehicle license for their vehicle are required. Without these two criteria being met, access will not be granted.

Short-term visitors staying for up to twenty-one (21) days need to register for limited biometric access at the HOA Office at The Yard. They will receive a generic code for limited internal boom access. Access will be automatically suspended at the end of the period.

Long-term visitors staying for a maximum of three (3) months need to register for limited biometric access at the HOA Office at The Yard. They will receive a generic code for limited internal boom access. Access will be automatically suspended at the end of the period.

Resident and commercial employees will be required to enrol in the Val de Vie Estate Guest Access system. Resident and commercial employees need to re-register annually, subject to the enrolment criteria.

For security reasons, visitor codes may not be generated for third parties, contractors, or service providers who are not bona fide visitors to the resident's own premises, where the resident will be physically present at all times.



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Residents are limited to generating a maximum of ten (10) codes for a visitor per month. The HOA determines the right of admission to the Estate and may, on any reasonable grounds, deny any person access to the Estate.

Residents/commercial tenants are responsible and accountable for the conduct of their visitors, guest/s and employees/staff, who must abide by the Code of Conduct and Constitution.

Residents are required to supply residential employees with copies of the Code of Conduct and ensure they understand the rules, including the consequences of any transgression.

Residents are required to notify the HOA and provide full details of any residential employees who reside on the Estate.

The maximum number of residential employees allowed to reside on an erf is 2 (two).

9.6 PARKING

Parking will only be allowed in areas designated for such purpose by the HOA using appropriate signage, where lines are marked on the surface of any parking area indicating demarcated parking spaces. No golf cart or vehicle shall be parked so that a portion thereof protrudes over such lines. No parking will be allowed on the Estate verges or non-demarcated areas.

No person shall park a vehicle in such a way that it obstructs the flow of traffic on any road or around any circle.

No person shall park or store any trailer, caravan, boat, truck or lorry within the Estate in such a way that it is visible from the road or public open spaces, except with the written consent of the HOA. No large trailers, caravans, or boats shall be brought onto the Estate without written permission of, and subject to, such conditions as may be prescribed by the HOA from time to time.

Quad bikes may be stored under the above conditions but not ridden anywhere on the Estate.

There are clearly marked, restricted areas for emergency vehicles that must only be used for that purpose, and entrances must be kept clear.



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Should a vehicle be parked or abandoned in breach of the Code of Conduct or Constitution, the Compliance Officer may impose the applicable warning/penalty on the owner of, or the person responsible for, the vehicle and/or

- As the Estate is private property, Security Management may have the vehicle's wheels clamped at the risk and expense, including the payment of a release penalty of R500,00 of its owner or the person responsible for it, or
- The HOA may apply for a court order at the cost of the vehicle owner or the person responsible to compel them to comply with the notice and/or pay such penalty and any cost incurred with clamping or removing the vehicle.

9.7 WASHING

Washing of any kind may only be hung or placed in areas specifically designated for that purpose. All washing lines and similar devices must be placed below the level of garden or yard walls so they are not readily visible from any road and/or other erf.

9.8 GENERATORS

9.8.1 General

Under the Constitution, the HOA oversees, maintains, and manages the Development while promoting and protecting its overall interests. This includes advancing the collective needs of all members and installing shared services where necessary. The rules below are not intended to regulate the HOA's installation and operation of generators, which are implemented to benefit the community as a whole.

9.8.2 Generator installation application process

Any generator installation, whether purchased or rented, irrespective of output or portability, requires approval from the HOA or any party delegated to approve by the HOA.

Approval from the HOA or any party delegated to approve by the HOA can be retracted at any time should the operation of a generator be deemed a nuisance by the HOA. All applications will be reviewed against the following criteria:



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9.8.3 Specifications

Municipal bylaws determine that a disturbing noise in our district would be noise at levels equal to or greater than 60 dBA in the daytime and 50 dBA during night-time. Both readings allow a five dBA variance either way. This level is measured at the boundary where the generator is located and at the closest boundary of a complainant. These numbers align with the Western Cape Noise Control Regulations of 2013.

9.8.4 Location

Generators may not be installed on common property (pavements, greenbelts, and roads), may not be visible from the road or public open spaces, and may not be located between the single-storey building line/setback (2,5m) and any rear or lateral boundary or between the house façade and any street-facing boundary.

Plants or other screening may be required. Fire safety: All fuel needs to be stored in leak-proof/airtight containers specifically designed for such storage, e.g., Jerry cans. Sufficient ventilation to prevent fumes build-up is required. Potential for noise disturbance – whilst it is accepted that generators generate sound, attempts should be made to position them for minimum impact on neighbours.

According to the South African National Building Regulations, comprehensive venting details must be provided if the unit is used internally.

9.8.5 Operating Times

Generators may not be operated between 23:00 and 6:00. If it can be demonstrated that the generator unit in operation cannot be heard from adjacent properties, then exemption from the above rule may be granted in writing by the HOA, or any party delegated to approve by the HOA.

9.8.6 Requirements for Approval – Portable Generators

This applies to small portable generators not connected to the existing electrical circuits or distribution board but have an extension that electrical appliances may be plugged into.

A site plan showing the location of the intended operating position needs to conform with the fixed generator requirements. Full details of the generator to be purchased need to be detailed in the application for approval.



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A response to the application to install a portable generator will be provided after the next Design Review Committee meeting, which occurs every two weeks, subject to all relevant information included in the submission.

Note: The risk of CO (Carbon Monoxide) poisoning is high. Portable generators are not intended to be used internally. CO build-up is possible in open-sided carports; hence, these areas are not considered external.

9.8.7 Requirements for Approval – Permanently Connected Generators

Applications for approval of permanently connected generators will be referred to the Design Review Committee. The committee will review the applications against the Architectural Guidelines and the applicable Code of Conduct rules.

A site plan showing the location of the intended position, including proximity to boundary walls, needs to be submitted for approval before installation. Full details of the generator to be purchased need to be detailed in the application for approval.

A response to the application for a permanent generator installation will be provided after the next Design Review Committee meeting, which occurs every two weeks, subject to all relevant information included in the submission.

Any generator intended to be permanently connected to the existing electrical circuits/distribution board must be installed by a qualified electrician, and the appropriate compliance certificate issued.

A copy of the certificate must be submitted to the HOA via email at hoa@vdrvhoa.co.za, and it will be attached to the approved site plan, a copy of which is retained at the office for future reference.

9.9 ALARM SYSTEMS

Burglar alarms must be in sound working condition and comply with any regulations the HOA may make regarding them. Sirens must not disturb neighbours (i.e., be silent outside).

The protocol for armed response service providers is to contact the Val de Vie Estate Security Control Room for response and feedback. Outside armed response will not be allowed on the Estate.



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9.10 MAINTENANCE | HOME, GARDENS AND VERGES (STREETSCAPES)

At the onset of a new development, the developer plants trees on the verges to give them an extra establishment period before houses are built. This, however, puts these trees at significant risk of being damaged or, in some circumstances, killed during the building phase. The responsibility for landscaping verges forms part of the homeowner's building process. After occupation, the resident must maintain the verge area, including irrigation, to an acceptable standard. The Val de Vie Design Guidelines provide specific guidelines.

All residents must care for their verges to maintain the Estate's aesthetically pleasing visual impact. Trees replaced by residents must be the same species or an alternative approved by the HOA. Due to estate services running through the verges, no digging or planting of trees may be undertaken by the resident without the written approval of the HOA. It forms part of the Acknowledgement of Services (AOS) system whereby a representative will go out to meet the resident to show out any possible services and have to sign the relevant document confirming responsibility should there be any damage, for example, fibre/electrical cables or other HOA services. For assistance obtaining the AOS, the Services Coordinator can be mailed at hoa@vdyhoa.co.za or contacted during office hours at +27 (0)21 863 6100.

Personnel from maintenance and landscaping service providers may under no circumstances be abused or obstructed from performing their duties, and residents may not give them any instructions. Residents should direct any enquiries to maintenance@vdyhoa.co.za.

9.11 FIREWORKS

The use of any fireworks and/or firecrackers is strictly prohibited.

9.12 CULTURAL RITUALS AND CEREMONIES

Religious practices and traditional customs are not permitted in public open spaces within Val de Vie Estate to foster a respectful and inclusive environment for all residents. All rituals and ceremonies are to be conducted in private spaces to ensure that public areas remain neutral and welcoming for everyone.

10 SECURITY

Safety and security lie at the heart of Val de Vie Estate's success. Residents want to feel safe, protected from risk or injury, and secure, free from danger or threat.



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Community security is a process that promotes a community-driven approach to understanding and providing security. It focuses on improving the relationships between and behaviours of residents, the broader community, the HOA, and other authorities.

Security personnel are here for the safety and protection of the Estate, its employees, residents and assets, and their role should be respected. Security guards may under no circumstances be abused or obstructed from performing their duties.

They control access to the Estate, and all employees, contractors, service providers, visitors, tenants, residents, and domestic staff must adhere to all security rules, as amended from time to time. If there is no security incident at the same time, the team can assist in medical emergencies, security emergencies, and snake removals.

No person shall do anything which is or might be prejudicial to the security of any resident.

Any action or incident that might negatively affect the security of the Estate and its residents or employees must be immediately reported to the COO or Security Manager. Review of video footage at a member or resident's request will be charged at a nominal rate, which may be amended from time to time.

It is in the best interest of all residents that no food or gifts are offered to security guards while they are on duty. Should anyone wish to gift or donate anything to any guard or staff member, residents are requested to contact the HOA office for assistance through the appropriate channels.

No vehicles or persons shall enter or leave the Estate at any point except at the entrance gates other than in extraordinary circumstances and with the prior written consent of the COO or Security Manager. Vehicles may be searched at any time if deemed necessary.

From time to time, Security will inspect vehicles entering the Estate with a vehicle search mirror to check for oil leaks. Vehicles showing oil leaks will not be allowed to enter the Estate.

The COO and Security Manager may, at their discretion, make or temporarily alter Code of Conduct regulations to enhance, manage, and improve the security of the Estate.

This may include access procedures, traffic redirection, and denying access to any person deemed a security risk. The Val de Vie Guest Access system allows guests to enter and exit the Estate's main gates using a unique one-time pin code generated by the resident. No



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codes may be generated for service providers or contractors. Special access requests may be forwarded to the Security Manager.

This code can be used only once and will not be re-sent if a guest loses their code. By entering the code at the entrance gate, visitors agree to be bound by and to adhere to the HOA's Constitution and Code of Conduct.

Visitors to the Estate who intend to stay longer than a week will be required to sign the prescribed Gatehouse Enrolment & Indemnity Form and enrol on the Val de Vie Guest Access system. If necessary, the Security Manager may issue a device to residents, owners, employees, and other persons at their discretion.

Contractors may only enter the Estate through the contractors' gate or as indicated. All vehicles entering and leaving the Estate shall stop at the vehicle entrances. No vehicle shall enter the Estate unless admitted by the guard on duty at the gate. Contractors and service providers may not enter the Estate with a guest code generated by a resident.

Any access device issued to residents is for the personal use of the specific individual to whom it is issued. It may not be shared with or used by any other person, contractor, subcontractor, or service provider.

Any contractor/service provider or residential employee engaged or employed by a resident to supply goods or services on the Estate will be required to apply to the Security Manager for permission to enter the Estate before being permitted access. No contractor or service provider may walk or drive around the Estate to solicit work from other residents. Read in conjunction with the Building Rules and Regulations.

10.1 ENROLMENT

10.1.1 Owner/Member Enrolment

When the property transfer occurs, an email notification is sent to the HOA office. A welcome email with all necessary information, procedures, and forms will be sent to the new owner/s. The owner/s are required to complete all the documentation and send it back to hoa@vdrvhoa.co.za. The information is loaded on the HOA CRM system and Val de Vie Guest Access system upon receipt of the completed documents. The new owner/s are notified via email when and where the enrolment can take place. The new owner/s are required to have the original and copies of their identity documents or passports when they come to enrol at the HOA Office. The HOA saves copies of all the documents.



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10.1.2 Member Dependant Enrolment

All member dependants (own child/children) aged 14 and older must be enrolled in the HOA CRM System. Biometric access will also be granted, allowing them to use facilities and amenities that require biometric authentication.

Member dependants aged 21 and older, who reside on the Estate, may be enrolled on the Val de Vie Guest Access System to generate access codes for guests.

Once a member dependant turns 21, they will be automatically removed from the system; whereafter, the member may re-enrol their child/children as member dependants.

10.1.3 Tenant Approval and Enrolment

If a member chooses to let their property through an estate agent, they need to sign a mandate with the agent. A member may also let their property directly. The member/agent needs to submit the online application form, available on this [link](#), for review and approval by the HOA.

All tenants need to submit a Brooke International background check report. If the prospective tenant is a foreign national, an original Police Clearance Certificate from their country of origin must be presented in English. At this time, the member needs to ensure that all levies are paid in full and the account is up to date before the leasing process can continue.

Before leasing a house or apartment on the estate, consent must be obtained from the HOA and, if applicable, the Polo Village Apartments Body Corporate.

The following needs to be completed and submitted as part of the online application:

- Biometric Enrolment Form
- Lease Agreement
- Code of Conduct – initialled per section and signed in full at the end
- Consent and Indemnity for Furniture Delivery and Removal Form
- ID and Brooke International background check report
- Passport and original Police Clearance Certificate from country of origin (in English)
- Addendum of Important Rules



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Any lease agreement regarding any property on the Estate must be in writing and include an undertaking by the tenant to comply with the provisions of the Constitution and the Estate Code of Conduct.

The member agrees and undertakes to and in favour of the HOA that they will only grant the tenant occupation of the leased premises once the Lease Agreement has been received and approved by the HOA. Biometric enrolment will only be done once final HOA approval is granted.

The HOA reserves the right to refuse the renewal of any lease agreement on justifiable grounds.

Members who do not comply with the above HOA Tenant Approval Process will be issued a penalty for the transgression according to the Code of Conduct Transgression Chart.

The new tenant is notified via email when and where the enrolment can take place. When they come to the HOA office to enrol, they are required to bring their original Identity Documents or Passports. The HOA saves copies of all the documents.

10.1.4 Tenant Dependant Enrolment

All tenant dependants (own child/children) aged 14 and older must be enrolled in the HOA CRM System. Biometric access will also be granted, allowing them to use facilities and amenities that require biometric authentication.

Tenant dependants aged 21 and older, who reside on the Estate, may be enrolled on the Val de Vie Guest Access System to generate access codes for guests.

Once a tenant dependant turns 21, they will be automatically removed from the system; whereafter, the tenant may re-enrol their child/children as member dependants.

10.1.5 Residential Employees

Residential employees are required to undergo a Brooke International background check. To make the necessary arrangements, please contact Brooke International directly at admin@brookeinter.com or +27 (0)21 948 7974. Brooke International is an independent private company that is not affiliated with the Estate or HOA. This is a requirement for enrolment.



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All residential employees need to re-enrol annually from the Brooke International background check date and submit a new Brooke International background report one month before their 12-month access is due to expire. This includes, but is not limited to, domestic workers, gardeners, nannies, au pairs, drivers, and butlers.

Residents are required to notify the HOA of and provide full details of any residential employees who reside on the Estate.

If the security guard on duty has no record of the arrival of any residential employees, the security guard may, but will not be obliged to, endeavour to obtain authority from the relevant resident to admit the employee/s concerned to the Estate.

If such admission approval is not obtained, the security guard will be entitled to refuse the employee access to the Estate. The maximum number of residential employees allowed to reside on an Erf is two (2).

10.1.6 Permanent Guest Enrolment

A resident must apply in writing to the HOA to register a permanent guest. As part of the enrolment procedure, the permanent guest/s need to submit a background check from Brooke International. Proof of address at Val de Vie Estate (including but not limited to a mobile network account, bank account, etc.) needs to be provided for enrolment to qualify as a permanent guest. Random security checks will be conducted to confirm the status of permanent guests.

10.1.7 Contractor and Service Provider Enrolment

All contractors and contractor staff who require access to Val de Vie Estate are required to submit a Brooke International background check. To make the necessary arrangements, please contact Brooke International directly at admin@brookeinter.com or +27 (0)21 948 7974. Brooke International is an independent private company that is not affiliated with the Estate or HOA. This is a requirement for enrolment.

For new enrolments, the contractor enrolment form needs to be completed fully and signed by the main contractor or homeowner. A form must also be completed for each person who requires access.

To reactivate enrolment, all contractors and contractor staff are required to undergo an annual Brooke International background check. Valid and original Identity Documents or



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Passports and copies of Identity Documents or Passports must be presented at the Enrolment Centre.

Once approval is obtained, the applicant needs to visit the Enrolment Centre located at the Berg River Gate to have their fingerprints scanned and loaded on the access system.

The following documentation must be presented at the Enrolment Centre:

- Val de Vie Estate Enrolment Application Form - signed by the main contractor or resident
- Valid original Identity Documents/Passports
- Certified copies of Identity Documents/Passports
- Printed background checks

Enrolment Centre

Office hours: Monday to Friday from 08:00 until 17:00.

Administration fee: An amount per applicant, no cash payments, card payments only.

For further enquiries: +27 (0)21 863 6137

Once vetted, approved, and enrolled as per the above, access is valid for one year from the background check date (for example, if enrolled on 1 February 2024, access is valid until 1 February 2025, after which access expires).

Note: The speed limit on the estate is 40km/h, except around The Yard, the Sports & Leisure Centre and Val de Vie Evergreen, where it is 25km/h. Transgressors will be penalised in accordance with the Code of Conduct. Penalties will be issued, and the driver's access will be suspended until the penalty is paid in full. Transgressors exceeding the speed limit by driving over 50km/hour will be penalised and banned from entering the Estate again.

10.1.8 Commercial Tenants and Employees

Commercial tenants and employees are required to undergo a Brooke International background check. To make the necessary arrangements, please contact Brooke International directly at admin@brookeinter.com or +27 (0)21 948 7974. Brooke International is an independent private company that is not affiliated with the Estate or HOA. This is a requirement for enrolment.

All commercial tenants and employees need to re-enrol annually from the Brooke International background check date. All non-resident commercial tenants and employees



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must submit a new Brooke International background report one month before their 12-month access expires.

Commercial tenants are responsible and accountable for the conduct of their visitors and staff, who are obliged to abide by the Code of Conduct and Constitution.

Commercial tenants are required to provide their employees with copies of the Code of Conduct and the Constitution and clearly explain these documents to them. The tenant is responsible for ensuring employees know and understand all the provisions and consequences.

Commercial tenants are required to provide the HOA with the commercial lease period dates to control the access of employees. They are also required to notify the HOA of and provide full details of any commercial employee who is newly appointed or when any employee is no longer employed.

Commercial tenants need to generate and send a visitor code to all visitors before arrival. The security guard may, but will not be obliged to, endeavour to obtain authority from the relevant commercial tenant to admit their visitors to the Estate. If such admission approval is not received, the security guard will be entitled to refuse such visitor access to the Estate.

Only two employees per commercial tenant will be allowed to use the facilities and amenities.

10.2 VISITORS

All residents shall use the Val de Vie Guest Access system to generate access codes to allow their visitor/s access to the Estate. If a resident did not generate a code for their visitor to enter the Estate, the security guard will endeavour to obtain approval from the relevant resident to admit the person concerned to the Estate. If the security guard does not receive the required approval, he will be entitled to refuse the person concerned access to the Estate.

Residents are responsible for registering on the Val de Vie Guest Access system. All guests and visitors are required to be scanned in to gain access to the Estate. A valid driver's license and a current vehicle license are required to ensure entry. Access will be denied if these criteria are not met. For security reasons, no codes are to be generated for a third party who is not a bona fide visitor to the member's/resident's premises.

Residents who fail to generate codes for their visitors more than ten times per month could be levied an administration fee per pin code that Security generated. The fee amount will be at the discretion of the Security Manager.



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The right of admission to the Estate is reserved. Admission to the Estate shall be under the control of the HOA, which may, on any reasonable grounds, deny any person access to the Estate.

Short-term visitors staying for a maximum of twenty-one (21) days are required to complete the enrolment process. Access will automatically be suspended at the end of this period.

Long-term visitors staying for a maximum of three (3) months are required to complete the biometric enrolment process.

Two people should be assigned to register on the Val de Vie Estate Guest Access System per Commercial Sectional Title Deed (Unit) to generate and send visitor codes.

10.3 RIGHT OF ADMISSION

Val de Vie Estate is a private Estate; therefore, the right of admission is reserved.

11 ROAD USE

The relationship between the HOA, members/residents is contractual and subject to the Constitution and, by extension, the Code of Conduct. The regulation of the Val de Vie Estate private roads, the associated rules and enforcement thereof, fall under this contractual relationship.

By agreement, members and residents acknowledge that they and their invitees are entitled to use the roads laid out within the Estate, subject to the conduct rules.

By agreement, enrolled builders, sub-contractors, service providers and employees are entitled to use the roads laid out within the Estate, subject to the conduct rules.

All road users within the Estate must pay due care and consideration to other road users and the general use of the roads.

Unless consent is obtained from the COO or Security Manager, heavy vehicles are not permitted on Saturdays, Sundays or Public Holidays, nor before 07:00 and after 18:00 on weekdays.

The driver's license is required to be valid and current, whether South African or international. A valid temporary license should be presented if a permanent new license is pending. The vehicle license is required to be valid and up to date.



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Any unlicensed vehicle, off-road motorcycle, quad motorcycle, go-kart, or pipe buggy may not be driven on the Estate. Skateboards, roller blades, or related equipment may not be used in any common area or public open space unless the area is specifically designated for this use.

All trucks, heavy vehicles, and construction vehicles carrying stone, rubble, sand, or any material that can blow or fall off must be covered by a suitable net or canvas cover.

Any motor vehicle found to be driven by a minor who does not have a valid learner's license and accompanied by a driver with a valid driver's license will incur a substantial contravention penalty as set by the Trustees from time to time.

For safety reasons, no person is allowed to drive a vehicle on the Estate roads while using or holding a mobile phone in their hands.

For safety reasons, no person may ride in a vehicle with any part of their body, such as hands, arms, torso, or head extended outside the vehicle's windows or sunroof ("joy riding"). No baby/child may sit on the driver's lap while the driver is driving the vehicle.

The maximum speed limit is 40 km/h (forty kilometres per hour). The HOA may impose lower speed limits where necessary. The maximum speed limit of 25km/h (twenty-five kilometres per hour) shall apply around The Yard, the Sports & Leisure Centre, and Val de Vie Evergreen. Traffic flow around The Yard and the Sports & Leisure Centre is one way only.

Drivers entering any traffic circle need to yield to traffic circulating within the traffic circle and traffic from the right. Vehicles approaching the traffic circle must slow down or stop to allow vehicles, pedestrians or cyclists within the traffic circle to pass before they proceed.

Pedestrians, animals, especially horses, and birds shall always have the right of way on and about the Estate. Vehicles must be brought to a stop whenever necessary.

Under no circumstance may a hooter be blown at a horse or its rider as the animal may take fright, causing harm to itself, its rider, or other people.

Using appropriate signage, the HOA may give directions on the use of roads or any portion of roads on the Estate. Failure by any person to obey such signage shall constitute a contravention of the Code of Conduct.



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Any person using any other mode of transport, except motor vehicles, golf carts, trucks, and buses, must wear an appropriate protective helmet.

The driving of vehicles is confined to roads and driveways, provided that non-motorised vehicles may be used in those areas, if any, specifically designated by the HOA for that purpose.

The HOA or Security Manager reserves the right to introduce any traffic calming measures, including but not limited to speed humps and golf cart/pedestrian crossings, that they, in their sole discretion, deem necessary from time to time.

11.1 SPEED ENFORCEMENT

The maximum speed limit on Val de Vie Estate is 40km/h, except for around The Yard, the Sports & Leisure Centre and Val de Vie Evergreen, which is 25km/h.

Suitably trained personnel with calibrated equipment will conduct routine speed checks. The HOA authorises them to stop speeding motorists, and a penalty, according to the Code of Conduct Transgression Chart, will be issued accordingly.

Any person verbally abusing or disrespecting the traffic officer or failing to stop will be issued a further penalty as determined by the HOA.

Any speed violation can only be appealed in cases of medical emergency. The attending medical practitioner will be required to provide a letter confirming that the emergency was life-threatening.

11.2 PARKING

Refer to section 9.6 above.

11.3 ROAD RULES

The safety of drivers, passengers, pedestrians, cyclists, other road users and animals is paramount. People and animals will always enjoy the right of way when using the roads and traffic circles. The speed limit applies regardless of whether the road goes uphill or downhill, and no exceptions are made except for proven medical emergencies.



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11.4 VEHICLE OPERATION AND STANDARDS

No person shall drive or ride any vehicle within the Estate in such a manner that would constitute an offence under the Code of Conduct. All vehicles shall be in a good and roadworthy condition. Without limiting the generality of the foregoing, vehicles emitting excessive noise, smoke and/or oil are prohibited. Any noise from motorised vehicles on the Estate should be limited to a level that is not considered a disturbance. No person should engage in any activity that provokes or causes excessive noise that constitutes a disturbance of the peace.

11.4.1 Vehicles

All vehicles on the Estate must have a valid permanent or temporary license. A person may only operate a vehicle if they hold a valid learner's license or driver's license. Those driving with a learner's license are required to be accompanied by a licensed driver holding a valid driver's license for the same vehicle category.

11.4.2 Motorcycles

A motorcycle is defined as a motor vehicle with two wheels or three wheels with/without a sidecar. A motor-driven cycle generally refers to a motor vehicle with an engine capacity not exceeding 50cc or an electric motor with a maximum power output of 4 kW and a speed capability not exceeding 45 km/h.

All motorcycles, including electric motorbikes that meet the speed and power criteria, must be registered and licensed. This involves passing roadworthiness tests and adhering to safety standards. Any motorcycle or electric motorbike may only be driven by a person holding a valid learner's license or valid driver's license.

No person is allowed to drive or be a passenger on a motorcycle, scooter, motor tricycle, or passenger in the sidecar attached to a motorcycle in the Estate unless they wear an appropriate protective helmet.

No quadbikes/cycle may be driven anywhere on the Estate.

The driving of vehicles is confined to roads and driveways, provided that non-motorised vehicles may be used in those areas (if any) designated explicitly by the HOA for that purpose.



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The COO, Security Manager or other HOA Manager reserves the right to introduce any traffic calming measures, including but not limited to speed humps and golf cart or pedestrian crossings, that they, in their sole discretion, deem necessary from time to time.

11.4.3 Estate Mobility (Other than cars and motorbikes)

The HOA has referenced key national regulations, including the National Traffic Act 93 of 1996, the National Traffic Regulations, the National Traffic Amendment Bill of 2020, and the South African National Standards Guidelines for Motor Vehicles (covering categories L1 to L7), in defining vehicle classifications on the estate.

The HOA has established the following criteria for vehicles that may be operated on the Estate without requiring a license or a driver's license:

- Vehicles with a design speed not exceeding 45 km/h
- Vehicles with a cylinder capacity not exceeding 50 cm³
- Vehicles with a maximum continuous rated power not exceeding 4 kW

If a vehicle exceeds both the speed and power criteria, the operator must hold a valid driver's license to use the vehicle on the Estate.

The HOA reserves the right to enforce traffic regulations within the Estate in accordance with the Constitution and the National Road Traffic Act.

Considering the exclusion criteria, vehicles on the Estate are categorised as follows:

- Self-powered
- Micro Mobility assisted
- Micro Mobility powered
- Golf carts

Categories and criteria

Vehicle	Power > than 4 kW	Speed > than 45 km/h	Vehicle to be licensed	Driver's license required	Allowed to operate
Self-powered					
Bicycle	No	No	No	No	Roads and walkways



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Kick scooter	No	No	No	No	Roads and walkways
Skateboard	No	No	No	No	Roads and walkways
Micro Mobility - Assisted					
Pedal Scooter	Yes/No	Yes/No	If Yes on both Power and Speed, then license required	If Yes on both Power and Speed, then license required	Roads only
E-MTB	No	No	No	No	Roads only
E-Skateboard	No	No	No	No	Roads and walkways
Micro Mobility - Powered					
Stand up scooter	Yes/No	Yes/No	No	No	Roads and walkways
E-Scooters	Yes/No	Yes/No	If Yes on both, then license required	If Yes on both, then license required	Roads only
E-Motor bikes	Yes/No	Yes/No			

To ensure the safety and harmony of the Estate, the following vehicles are not allowed to be operated on the Estate:

- Quad bikes
- Off-road motorbikes
- Modified off-road vehicles
- Go Carts

Safety is a top priority; adherence to these guidelines will help ensure a secure environment for all residents.

Helmets

- No helmet, no ride



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- All operators of Micro Mobility vehicles are required to wear a helmet at all times.

Visibility

- A minimum of forward-facing lights and rear reflectors are required when riding or driving at night.

Speed

- The speed limit on the Estate is 40 km/h and 25 km/h in designated areas.
- Vehicles able to exceed 45 km/h must adhere to these speed limits to avoid penalties.

11.4.4 Golf Carts

No person shall operate any golf cart in any place within the Estate unless they are the holder of a valid driver's licence issued under the provisions of the National Road Traffic Act No. 29 of 1989 or a valid temporary driver's license or a valid international driver's permit.

Persons holding a learner driver's license or a valid international learner driver permit must be accompanied by a person holding a valid driver's licence issued under the provisions of the National Road Traffic Act No. 29 of 1989 or a valid temporary driver's license or a valid international driver's permit.

All golf carts must be registered with the HOA and a unique numeric registration number will be issued.

All golf carts need to be identifiable by three (3) stickers, one on each side of the cart and one on the front. The stickers need to be clearly visible and centred on the panels.

Owners are responsible for keeping their golf carts safe and secure. This safeguards the owner against potential misuse by anyone, especially underaged or unlicensed drivers. By taking this precaution, owners prioritise the safety of others and help avoid any potential accidents or damages that may occur due to unauthorised individuals operating the golf cart.

Any claims that might arise from using a privately owned golf cart on the Estate will be the sole responsibility of the driver and the registered owner of the golf cart.



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11.4.5 Vehicle License

All vehicles used by or belonging to members, residents, visitors, contractors, service providers and employees are required to have a valid and current license.

11.4.6 Driver's License

The following are considered valid driver's licenses:

- A driver's license issued under the provisions of the National Road Traffic Act No. 29 of 1989,
- a valid international driver's license/permit,
- a valid temporary driver's license issued under the provisions of the National Road Traffic Act No. 29 of 1989.

11.5 RIGHT OF WAY

Pedestrians, animals, especially horses, birds and tortoises, shall always have the right of way on and about the Estate. Vehicles must be brought to a stop whenever necessary.

12 RECREATIONAL FACILITIES AND PUBLIC OPEN SPACES (COMMON AREAS)

The Estate offers a wide selection of world-class recreational facilities and beautifully maintained public open spaces for all residents to enjoy responsibly and within the rules governing their use.

Access may be temporarily suspended for practical reasons, such as maintenance, at the sole discretion of the relevant HOA Manager. The HOA Manager may, at times, do spot-checks on equipment and sportswear used to ensure safety, cleanliness and hygiene. The gym and the pool will be locked between certain hours.

Should a resident require specialised training/instruction that is not available on the Estate, approval must be obtained from the Sports & Wellness Manager and Security to arrange access to the Estate.

Only two people per Commercial Sectional Title Deed (Unit) are allowed to use the Val de Vie Estate Facilities, including the gyms and the indoor swimming pools.



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Photography and Videography

Photography and videography in any public open space, common area, or at any facility on the Estate is strictly prohibited without prior written approval from Val de Vie Marketing and the HOA, where the HOA manages the location or facility. This applies to all residents, guests, contractors, and service providers. Permission must be obtained in advance to ensure the privacy, security, and enjoyment of all Estate residents and to uphold the Estate's brand and image.

12.1 FACILITY BOOKING RULES

- Any resident making a booking consents to displaying their first and last names on the booking app.
- Residents who fail to cancel a booking in advance or do not show up will be liable for a penalty of R500.00 per occurrence, which will be added to the member's monthly levy account.
- Bookings are forfeited after 10 minutes of "no show".
- Bookings may only be made by residents participating in the activity.
- Residents are limited to five facility bookings active at any given time and are limited to two consecutive bookings per facility.
- The HOA reserves the right to make block bookings for tournaments and events.

Food and/or drinks may not be brought into the pool areas or onto the padel, tennis, squash, multipurpose courts, and cricket nets.

No speakers playing loud music are to be used on/in the courts, parks, pools, and sports fields.

Certain HOA facilities, excluding the indoor swimming pool and the gyms, may be booked for private events. Bookings need to be made with the Sport & Wellness Manager and are subject to the Facility Booking process at least 14 (fourteen) days in advance. All event bookings need to be submitted to the Sport and Wellness Manager for approval using this [link](#). All attendees must sign the Indemnity Form.



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12.2 VISITOR PRIVILEGES

Hotel residents/guests, all Val de Vie employees, and HOA employees have access to all facilities. Permanent guests may apply to the HOA in writing for access to specific facilities. The HOA will review requests on merit.

Please note that gym facilities are exclusively for members, member dependents, tenants, and tenant dependents.

Visitors may use the facilities as guests of the host, with the host actively participating in the activity; however, the gyms and indoor swimming pools are for the exclusive use of members and residents.

12.3 GYM RULES

12.3.1 Sports and Leisure Centre

- Minors under 14 are not permitted to enter the gym area or use gym equipment unless under the direct supervision of a qualified instructor or parent.
- Be courteous to staff and other members while working out.
- Keep phone conversations to a minimum.
- The machines are not for resting and texting.
- Proper closed footwear and gym attire must be worn at all times.
- Please do not bring bags into the gym area. Use the lockers provided.
- Members are required to bring and use their own towels during training and wipe down equipment after use.
- Please put equipment and weights where they belong, without exception.
- Please obey cardio machine time limits.
- Residents are responsible for any damages caused by improper use.
- Residents use the gym at their own risk.
- No pets are allowed in the gym.
- Residents not adhering to these rules may be asked to leave. In addition, non-adherence to these rules may incur penalties as set out in the Transgressions Chart, and/or privileges may be revoked.



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12.3.2 The Yard Gym

- Minors under 14 years of age are not permitted to enter the gym area or use gym equipment unless under the direct supervision of a qualified instructor or parent.
- Be courteous to staff and other members while working out.
- Keep phone conversations to a minimum.
- The machines are not for resting and texting.
- Proper footwear and gym attire must be worn at all times.
- Please do not bring bags into the gym area. Use the lockers provided.
- Members are required to bring and use their own towels during training and wipe down equipment after use.
- Please put equipment and weights where they belong, without exception.
- Please obey cardio machine time limits.
- Olympic lifting is only permitted with bumper plates on the thick rubber flooring designed for it. Weights may not be dropped or thrown.
- Residents are responsible for any damages caused by improper use.
- Residents use the gym at their own risk.
- No pets are allowed in the gym.
- Residents not adhering to these rules may be asked to leave. Management reserves the right to revoke or cancel the membership of repeat offenders.

12.4 POOL RULES

The Estate features two pools: one indoor pool at the Sports and Leisure Centre and one Olympic-length pool at The Yard. Children under the age of 14 years may only be allowed in the pools under direct adult supervision. Adults are required to stay with children at the pool at all times. No running around or diving into the pools are allowed.

The swimming pools are primarily used for formal training and exercise, and users must familiarise themselves with schedules and lane allocations. All users must also adhere to the rules displayed at the pools. Swimmers must wear swim caps and appropriate swimwear and change into and out of their swimwear in the changing rooms.

The Olympic-length (50m) outdoor pool at The Yard has enhanced biometric safety access measures. A second biometric reader has been installed between the bathrooms and the swimming pool. Biometric access at the second door will enable residents to access the pool.



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12.4.1 Indoor Pool Rules

- Entrance to the pool area is at own risk.
- No alcohol is allowed within the swimming pool enclosed area.
- Minors under the age of 13 are not permitted to enter the pool area at any time.
- The swimming pool and pool area may only be used during the designated times as communicated from time to time.
- Swimming caps should be worn at all times.
- Appropriate swimwear must be worn at all times.
- No ball sports or running in the pool area are allowed.
- Swimmers need to dry off before leaving the pool area.
- Everyone entering/leaving the pool area needs to wear shoes.
- No glass objects are allowed in or around the pool area.
- No pets are allowed in or around the pool area.
- No unauthorised person is allowed to tamper with or change pool pumps or pool cleaning equipment.
- People not adhering to the rules may be asked to leave the pool area immediately.

12.4.2 Outdoor (Olympic-length) Pool Rules

- Entrance to the pool area is at own risk.
- No alcohol is allowed within the swimming pool enclosed area.
- An adult is required to always accompany minors under the age of 14.
- The swimming pool and swimming pool area may only be used during the designated times as communicated from time to time.
- The access gate to the pool must be closed at all times; entrance with biometric access only.
- Please respect swimmers in the training lanes.
- Appropriate swimwear must be worn at all times.
- No running, jumping, “bombing”, pushing, or wrestling is allowed in or around the pool.
- Causing undue disturbance in and around the pool is not allowed.
- No person under the influence of alcohol may use the pool.
- No glass objects are allowed in or around the pool area.
- Litter and refuse must be disposed of in the containers provided.
- No pets are allowed in or around the pool area.



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- No unauthorised person is allowed to tamper with or change pool pumps or pool cleaning equipment.
- People not adhering to the rules may be asked to leave the pool area immediately.

12.5 SAUNAS AND STEAM BATHS

- Users are required to take a shower before using the sauna or steam bath. Please wear shoes to the sauna and/or steam bath and back.
- No persons under the age of 16 years are allowed to use the sauna and/or steam bath.
- Appropriate swimwear is required when using the sauna and/or steam bath.

Dry Saunas

- No water is to be used on the heater unit.
- Always switch off the sauna after use.

12.6 TENNIS, PADEL, SQUASH, MULTIPURPOSE COURTS AND SPORTS FIELDS

- No hanging or climbing on the fences surrounding the padel tennis court, tennis court, or multipurpose court is allowed.
- No hanging on the goalposts or nets on the sports fields is allowed.
- The sports fields and courts must be kept clean at all times. Litter must be placed in the provided bins.
- No food or drinks will be allowed on the courts or the sports fields.
- Only non-marking shoes are to be worn on the padel tennis court.
- The padel, tennis, squash, basketball, and multipurpose courts are limited to the specific sports played.
- When bicycles are used to and from the courts, they must be stored in the bicycle racks provided or placed where they will not be in the way of residents using the facilities.

12.6.1 Squash Courts

- Pre-booking of the facilities is required through the Val de Vie App.
- Children between 12 and 16 years old are allowed to play squash under adult supervision; children younger than 12 are not permitted to play squash.



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- Only appropriate squash equipment (racquets, shoes, and balls) may be used on the court.
- Only clean, light-soled and non-marking squash shoes are allowed on the courts.
- Only residents, along with their guests, may play.
- The resident is required to be present for their guest/s to be allowed to play.
- No activity other than squash may be conducted on the courts whatsoever.
- No pets are allowed on the squash courts.
- To use the squash court facility, owners/residents are required to comply with the Val de Vie Squash Court Rules.

12.6.2 Tennis and Padel Courts

- Pre-booking of the facilities is required through the Val de Vie App.
- Only residents, along with their guests, may play.
- The resident is required to be present for their guest/s to be allowed to play.
- No activity other than tennis and padel may be conducted on the courts.
- Only appropriate tennis and padel equipment (racquets, shoes, and balls) may be used on the courts.
- No pets are allowed on these courts.
- No skateboards, rollerblades, scooters, or similar devices are allowed on the tennis and padel courts.

12.6.3 Multi-purpose Courts

- The hitting of golf balls is strictly prohibited.
- No pets are allowed on the multi-purpose courts.
- No golf carts, motorbikes or any other form of transport may be driven or used on these courts.
- No camping is allowed.
- No glass objects are allowed on the courts.

12.6.4 Multi-Purpose Sports Fields

- The hitting of golf balls is strictly prohibited.
- Dogs may walk/run on these fields when they are on a leash and under the control of their owner.



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- No vehicles, golf carts, motorbikes or any other form of transport may be driven or used on these fields.
- No camping is allowed.
- No glass objects are allowed on the courts.

12.7 EQUESTRIAN GROUNDS AND POLO FIELDS

Residents who are not members of the Polo Club will not have permanent access to the equestrian grounds and Polo Clubhouse. The equestrian grounds and Polo Clubhouse are privately owned and separately run entities within the Estate and are subject to the constitution and rules and regulations of the Polo Club. Persons walking on or about the equestrian grounds and polo fields do so at their own risk.

The Pavillion Polo Field and Champion's Polo Field are for the exclusive use of the Polo Club. No other sports may be played on these Polo Fields. No cyclists are allowed on or near the Polo Fields at any time.

Dogs are not allowed on the equestrian grounds or polo fields under any circumstances. No golf or any other sport may be practised on the equestrian grounds or polo fields. No glass or any sharp objects may be taken onto equestrian facilities. Apart from authorised staff and horse owners, no person may engage or feed any horse.

Vehicles, motorbikes, and golf carts are prohibited on the equestrian grounds or polo fields. Only horse owners and authorised staff may access the stable grounds. No children are allowed to play on the stable grounds or interact with the horses in any way.

The steel horses at the Pavillion Polo Field are for polo lessons only. No person is allowed to play on these horses.

No photography or videography is allowed on equestrian grounds or polo fields unless approved in writing by Val de Vie Marketing.

Any damage to the equestrian grounds and polo fields will be for the perpetrator's or the event organiser's account.

Read in reference to the Polo Club Rules.



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12.8 RESTAURANTS AND DELIS

Patrons of the restaurants and delis who are not residents need to access the Estate with an access code generated by the restaurant or deli they visit. Patrons must enter and exit the Estate through the same gate.

12.9 PUBLIC OPEN SPACES (POS) AND COMMON AREAS

No person shall do anything or omit to do anything that may, in the opinion of the HOA, be likely to have a detrimental effect on the environment or that is likely to unreasonably interfere with residents' use and enjoyment of POS and common areas.

No person shall (without the prior written authority of the HOA) pick or plant any flowers or plants on or about the POS and common areas. No picking of flowers is allowed in the natural areas or public landscaping of the Estate.

The COO or HOA Manager shall be entitled to prohibit or restrict access to any part of the Estate, excluding the erven, to preserve the natural fauna and flora.

No person shall discharge any firearm, air rifle, crossbow, paintball gun or similar weapon or device on or about the Estate.

No temporary structures (treehouses), as defined by the National Building Regulations, may be erected in the common areas.

12.10 NATURAL ENVIRONMENT

The HOA shall be entitled to control all aspects of the environment on or about the Estate (except for the equestrian facilities, hospitality areas and vineyards on the farm), including but not limited to the management and control of fauna and flora and the maintenance and upkeep of any vineyards and orchards within the common areas on the Estate.

No person shall anywhere on the Estate disturb, harm, destroy or permit to be disturbed, harmed or destroyed any wild animal, domestic animal, reptile or bird. No pet is allowed to chase or attack any of the natural wildlife on the Estate. Any pet found doing this will be removed from the Estate. This includes the training of gundogs or similar activities.



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Hunting and trapping are strictly prohibited, except when the HOA and/or the Developer approve such activities to control alien species, nuisances, or vermin.

12.11 MOUNTAIN BIKE TRAILS

Walkers/joggers may use the mountain bike trails, but cyclists have the right of way. Cyclists and walkers/joggers should keep strictly to the mountain bike and other tracks through the bio-corridor to prevent damaging sensitive vegetation.

Cyclists must ride in the indicated direction to avoid collisions and injuries. Motorbikes, electric motorbikes, and other petrol or electric-driven vehicles, except electric bicycles, are not allowed on the mountain bike trails.

12.12 PICNIC SITES

Designated picnic sites are available for residents' use. Fires may only be made in the constructed braais/fireplaces designed for that sole purpose. Glassware may not be used at the picnic sites, and littering is strictly prohibited.

12.13 DOG PARK

Dogs may not be left unsupervised at the Dog Park. They are also not allowed in public open spaces or common areas on their way to the Dog Park unless they are on a leash and under strict control.

If any dog digs holes and/or damages the Dog Park, the dog's owner shall be required to repair the damage.

Dog owners must carry a receptacle and clean up any mess their dogs create.

12.14 DAMS, LAKES AND PONDS

Swimming is not allowed in the fishponds, lakes, or other water features on the Estate other than where signage indicates such activities are allowed.

Periodically, certain lakes will have a "No Fishing and/or No Disturbance" sign posted for ecological reasons. Strict compliance with these signs must be observed at all times. No



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broken or discarded fishing line may be left in the POS or common areas. This must be removed or deposited in the nearest dustbin.

Non-motorised boats and float devices can be used on the dams as long as all the relevant safety procedures are followed and no undue disturbance is caused. Swimming or floating on the lakes may be banned at the discretion of the COO or HOA Manager. No person under the influence of alcohol may pilot any craft or be taken aboard any craft. Launching, docking, boating, and all aquatic activities are only permitted according to the standing rules.

Children's parties at an erf that borders a dam, lake, or pond may only be hosted with the written approval of neighbours. HOA water may not, under any circumstances, be used for water slides.

12.15 BOREHOLES OR WELL POINTS

No boreholes or well points may be established on any erf.

12.16 PARKS

Parks are carefully maintained and landscaped for residents to enjoy. Sports may not be played in the parks; designated sporting fields and practice areas should be used for sports activities. Flowers or plants may not be damaged, picked, removed, or planted in parks.

12.17 BIODIVERSITY CORRIDOR

The bio-corridor is a nationally promulgated conservation area and an important ecological link between the mountains and the river. It is also home to eight endangered or critically endangered plant species, one of which is found only here and one other place in the wild. Protecting the natural vegetation is critically important to the ongoing rehabilitation of this 40-ha corridor. Every effort should be made to protect and preserve the sensitive fauna and flora.

The corridor is also home to small antelope, raptors and other wildlife, including snakes that use piled-up vegetation as cover.

No resident, guest, or contractor may damage or remove any plants or hurt or remove any animal from the bio-corridor.



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The making of any fire in the bio-corridor is strictly prohibited. A fire in the corridor would destroy the vegetation and put surrounding homes at risk.

The mountain bike trails were laid out by a professional team, which maintains them at an ongoing cost to the HOA. No other jumps or structures may be built.

12.18 FIRES

Fires may not be lit in places other than in areas specifically designated by the HOA for that purpose. Fires may not be lit on any units other than in properly constructed braais/fireplaces designed for that purpose or manufactured braais, including, but not limited to, a Weber braai.

12.19 LITTERING

Littering on the Estate is strictly prohibited.

12.20 CAMPING

Camping in any POS or common area is strictly prohibited.

12.21 FISHING

Fishing in any of the dams or rivers is permitted on a catch-and-release basis. It is restricted to owners/residents and their accompanied visitors only and is subject to the specific fishing rules made by the COO or HOA Management from time to time. Fishing from the bridges is not allowed.

12.22 SMOKING ZONES

Smoking is only permitted in designated smoking areas, which should be clearly marked and easily identifiable. Smoking is strictly prohibited outside of these designated smoking areas, including indoor spaces, non-smoking zones, and areas close to entrances or exits.

Be considerate of others when smoking in designated areas. Avoid smoking near individuals who may be sensitive to smoke, including children, pregnant women, and people with respiratory conditions. Smokers should be mindful of their behaviour and ensure that smoke or litter does not affect non-smokers nearby.



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Dispose of cigarette and cigar butts and any related waste responsibly. Use designated ashtrays or receptacles provided in the designated smoking areas. Littering is prohibited.

Respect any additional rules and regulations that may be posted in the designated smoking areas, such as time restrictions or limitations on using certain smoking devices.

Avoid engaging in any activities that may pose a fire risk. Do not throw lit cigarette or cigar butts into flammable materials or dispose of them in improper locations.

Follow any specific smoking guidelines or restrictions outlined by the premises, such as not smoking during specified events or gatherings.

Be aware of local and national laws regarding smoking in designated areas. Ensure compliance with all legal requirements and consequences for non-compliance.

13 CONDUCT

13.1 GENERAL CONDUCT

Conduct extends beyond face-to-face interactions and encompasses all forms of communication, including written correspondence, digital messaging, and social media engagement. Every resident, guest, contractor, and service provider is expected to uphold the values of respect, consideration, and accountability in all interactions, whether in person or online. Behaviour that is inflammatory, defamatory, harassing, or damaging to the reputation of the Estate, HOA, or fellow residents will not be tolerated. The same standards of decorum and mutual respect that apply within the Estate must be upheld across all communication platforms.

13.2 SOCIAL MEDIA CONDUCT

While residents are encouraged to take an active interest in the estate and its operations, all applicable laws and Code of Conduct guidelines extend to social media conduct. The principles of respect, consideration, and responsible communication need to be upheld across all platforms.

- The Code of Conduct applies equally to social media activity. Residents need to exercise courtesy and consideration in all online interactions, ensuring that discussions



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remain respectful, are factually correct and do not infringe on the rights or dignity of others.

- Any social media accounts or groups created by residents to discuss estate-related matters need to explicitly state that they are independent and are not official communication channels endorsed by the HOA or Board of Trustees.
- The unauthorised use of Val de Vie Estate's intellectual property, including its name and logo, is strictly prohibited.
- In accordance with South African law, administrators of social media groups are responsible for the content shared within their groups. Administrators are encouraged to establish and enforce clear guidelines to prevent the dissemination of unlawful or inappropriate content.

13.3 ANTI-SOCIAL AND UNACCEPTABLE BEHAVIOUR

Any residents found responsible for conduct or behaviour that is socially unacceptable or contravenes the Estate values will be subject to penalties as specified in the Code of Conduct Transgression Chart. Under Trustee discretion, the HOA reserves the right to determine penalties on merit outside the ambit of the Transgression Chart.

Any resident who has brought the name of the Estate/HOA into disrepute, caused excessive waste of Estate/HOA resources, or caused damage or loss to Estate residents will be subject to a penalty. The Trustees will impose a penalty, as set out in the Code of Conduct Transgression Chart, or such greater penalty as deemed appropriate by the Trustees.

In addition, in the case of vandalism, the resident will be held responsible for the repair, restoration or replacement costs of the damaged property caused by themselves, their child/ren, or visitor/s.

Residents have the right to lodge an appeal with the Board of Homeowner Trustees.

13.4 DISTURBANCE / NOISE

Any conduct, save for normal agricultural, winemaking, commercial and polo activities, which disturbs or tends to disturb the peace and tranquillity of the Estate and its residents is not permitted.



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Motorised vehicle noise on the Estate should be limited to a level that is not considered a disturbance. No person should engage in any activity that provokes or causes excessive noise that constitutes a disturbance of the peace.

No person shall in a public place cause or permit to cause a disturbance by shouting, screaming or making any other loud or persistent noises or sounds, including amplified noise or sound.

Excessive and unnecessary noise from sound systems, appliances, tools, generators, pets, and/or excessive noise from people, as determined by the COO or Security Manager in their sole and unfettered discretion from time to time, as well as other sources attributable to a resident, constitutes a disturbance of the peace in terms of the Code of Conduct.

13.5 VANDALISM

The HOA has a zero-tolerance approach to vandalism and damage to property. The following action will be taken against the perpetrators of any such acts:

All damages will be repaired at the expense of the responsible party (residents and/or their visitors/guests) and, in the case of minors, their parents, guardians or host. If damage is caused to any owner's property within the Estate, the HOA will share all available information regarding the incident with the property owner to assist in addressing the matter.

Trespassing on a resident's private property to play "toktokkie" / "ding-dong-ditch" will incur a penalty as set out in the Code of Conduct Transgression Chart.

Any legal action will then be at the decision of the owner.

14 LETTING | SUB-LETTING | REALES

The Code of Conduct applies to and is binding upon all tenants. An owner or their agent who intends to let a unit shall furnish their tenant with a copy of the Code of Conduct. The HOA must give its approval before any unit is let.

No member shall lease their erf or any portion of a building on such erf or unit used for residential purposes for any period less than 3 (three) months. A residential unit in a sectional title scheme may also not be leased for a period of less than 3 (three) months.



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A commercial sectional title unit or a hotel room can be let out for shorter periods than 3 (three) months, provided it is done in compliance with the Body Corporate's rules, as approved by the HOA, and through the Body Corporate's approved letting agents.

Each unit may only be occupied by 1 (one) bona fide household, consisting of 1 (one) family unit and its direct relatives and temporary bona fide social visitors from time to time. No resident shall be allowed to gift, grant, let, or sub-let a part or section of their unit as accommodation or to form a commune or similar live-in arrangement.

Members or their agents shall give the HOA prior written notice of any tenants or guests who are to occupy the members' residence/s in the absence of those members. Every tenant and/or guest shall be required to register at the offices of the Security Manager within 1 (one) working day after arrival and to sign a declaration that he is acquainted with these Code of Conduct and acknowledges that the Code of Conduct is binding on them as well as the Gatehouse Enrolment & Indemnity.

If any tenant, guest, employee, or other invitee of any member fails to comply with any provision of the Code of Conduct, the HOA shall be entitled to deny that tenant, guest, employee, or other invitee access to the Estate.

1% (one percent) Contribution on Transfer

An amount equal to 1% (one percent) of the purchase price payable per sale transaction or, where no purchase price is paid or payable, 1% (one percent) of the fair market value of the erf or unit, shall be paid by the member, as the seller, to the HOA. This amount may be capped at a maximum determined by the Board of Trustees and may be escalated from time to time at the discretion of the Trustees. The fee shall not be payable in specific instances as outlined in the Constitution.

The amount above payable to the HOA will form part of the clearance to be obtained from the HOA concerning the registration of transfer of the erf or unit in question in the name of such third-party purchaser.

The provisions of clause 18 of the Constitution shall not apply in the event of a Distressed Sale, transfer to a family trust or transfer from a deceased estate to a surviving spouse or direct family member.



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("Family Trust" means a trust created primarily for the benefit of the initial Owner of the Erf's spouse, surviving spouse, brother, sister and/or descendants ("the Immediate Family") and/or the initial owner of the erf himself and in respect of which the beneficiaries as to not less than 100% of the income and capital are Members of the Immediate Family or which is effectively controlled by the Immediate Family and/or the initial Owner of the Erf himself and of which any of the Immediate Family or the initial Owner of the Erf himself is a trustee.)

15 SYNDICATION

Syndication ownership, both direct and indirect, of an erf is at all times limited to 6 (six) natural persons. The rules of the Body Corporate apply.

16 COMMERCIAL ACTIVITIES

Save for those commercial activities recorded by the Developer for the Estate at the time of the incorporation of the HOA, the COO or HOA Manager is entitled to regulate all commercial activities on or about the Estate. No trading or similar license application may be made to conduct any commercial activity of any nature from any erf without the prior written consent of the HOA. No commercial activity will be allowed at any residence unless approved by Drakenstein Municipality and the HOA, supported by the required Consent Use License issued by the HOA.

No advertising board or signs, including business signage of any nature, may be displayed or distributed on or about the Estate without the HOA's approval. No "For Sale" signs or any signage about the sale of erf/erven may be displayed on the Estate or private erven or affixed to any buildings. No door-to-door canvassing, pamphleteering, and/or selling is permitted.

Commercial activities, including equestrian, winemaking, hospitality, entertainment, and agricultural activities, will be carried out within the Estate, and it is in the Estate's interest to ensure their commercial viability.

17 BUILDING CONSTRUCTION AND ARCHITECTURAL REQUIREMENTS

Please see the Building Rules and Regulations (BRR) and Annexures on the HOA website.



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Should any dispute arise in connection with the Architectural & Landscaping Design Guidelines, including, without limitation, the application and/or interpretation thereof, the Controlling Architect's decision in respect of any such dispute shall be final and binding upon the parties to the dispute. If necessary, the Controlling Architect can, with the approval of the HOA, make the necessary amendments to the above Guidelines where such Guidelines are, in the sole discretion of the Controlling Architect and the HOA, lacking or vague.

18 APPROVAL OF ALTERATIONS AFTER OCCUPATION

Should the owner wish to make alterations to their house and or garden, the owner must adhere to the following:

- All alterations to improvements and/or landscaping must be shown on a plan for scrutiny by the HOA.
- The Controlling Architect and HOA will not fulfil the function of approving plans insofar as compliance with the Local Authority by-laws, etc., is concerned but will merely ensure that they comply with the Guidelines and, where possible, identify matters of potential conflict.
- All building plans must be submitted to the offices of the Controlling Architect.
- All Landscaping Plans must be submitted to the Controlling Landscaping Architect.
- The Controlling Architects will meet every two weeks, or as determined from time to time, together with the Aesthetic Committee to evaluate the plan submissions.
- After these meetings, written responses to all submissions to the Controlling Architects will be shared. All plans necessary for Local Authority approval must be submitted, together with the fully completed Architectural Plan Checklist (for the Architectural Plan Checklist), a perspective drawing, an A3 set of all building plans, and an extra rendered paper copy for HOA record purposes.
- Approved drawings will be stamped by the Controlling Architects and made available for collection by the architect or member for submission to the Local Authority. All approval fees (i.e. Council fees) are for the owner's account.
- No building activity will be allowed without proof of the approved plans from the Controlling Architects and, if needed, the Drakenstein Municipality or a letter from the Drakenstein Municipality authorising the owner to start.
- Where alterations are made without such approved plans, the HOA reserves the right to insist they must be reversed and may levy a monthly penalty for every month during which such reversal has yet to be completed.



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19 LANDSCAPING, GARDENING, POOLS, JUNGLE GYMS AND TRAMPOLINES

The nature, content and design of the gardens on an erf, including the establishment and maintenance of landscaping in these areas and all pools, must be maintained subject to the standards required by the HOA.

Should the standards not be adhered to, the HOA shall take steps it may deem necessary to ensure that the required standards are adhered to and will charge the owner accordingly.

The HOA will accept no liability for any damage, accidents or injury to any person caused by swimming pools on an erf. Jungle Gyms, swings, trampolines, doll houses, bird cages, garden sheds, portable or temporary swimming pools, garden accents and decorations, sculptures, name signs/boards and similar equipment or structures must be placed below the level of garden/yard walls so that they are not readily visible from any road and/or other erf or public open space.

No temporary wire fencing or similar fencing may be erected, and all boundary screen elements must comply with the Aesthetic Guidelines.

Owners may apply to the HOA to landscape areas of common property around an erf owned by them, which, in their view, would benefit from extra landscaping. Whether or not this will be permitted will be entirely at the discretion of the HOA with regard to any area or erf.

Owners will be obliged to accept that such permission will be granted in some cases and not others. Temporary structures, as defined by the National Building Regulations, may not be erected.

20 AIRSPACE

For security reasons, the privacy of residents and all property is protected. Whether in a built or natural environment, no aircraft, including drones, are permitted to be operated over land or take off on private or Estate property.



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20.1 DRONES

Drones may be operated exclusively for HOA/security/marketing/sales/events and related matters, subject to Civil Aviation Authority procedures and written consent by the HOA.

20.2 RADIO CONTROLLED AIRCRAFT

Flying any radio-controlled aircraft is strictly prohibited unless authorised in writing by the COO or Security Manager.

20.3 AIRCRAFT | HELICOPTERS

For security reasons and to protect the privacy of residents and all property, whether built or natural, no aircraft are permitted to operate over, land on, or take off on private or Estate property, including the polo fields or other open areas, without prior written consent from the HOA.

The consent will only be considered upon receipt of a completed and signed application and indemnity form available from the Security Office. The Security Manager or COO will grant approval in writing to the applicant.

20.4 PARACHUTING | PARAGLIDING | PARASAILING

No parachuting, paragliding or parasailing is permitted over or on private or Estate property, including the polo fields, other open areas, rivers or lakes, without prior written consent by the HOA.

The consent will only be considered upon receipt of a completed and signed application and indemnity form available from the Security Office. The applicant will be granted approval in writing.

21 GENERAL

The HOA shall control the use of all recreational and entertainment facilities and all other amenities on the Estate's common property, and the Trustees shall have the right to levy charges for their use.



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In general, where no specific Code of Conduct rules apply, the Trustees reserve the right for the COO to make rules from time to time that he may deem necessary, subject to the approval of the Trustees. The Trustees also reserve the right to amend the Code of Conduct from time to time as they deem necessary.

22 WARNINGS AND PENALTIES

Warnings and Penalties are issued according to the Code of Conduct (CoC) Transgression Chart published on the Val de Vie HOA website.

Penalties are to be paid in full into the HOA's account within 30 days of being issued. Thereafter, if an owner/tenant feels the fine is unwarranted, they may lodge an appeal in writing to the HOA Trustees.

The HOA will investigate written complaints from residents concerning the behaviour or conduct of other residents and/or other persons on or about the Estate. Investigations will be conducted as deemed appropriate, and the HOA will take any actions it considers necessary to address the matter.

The HOA reserves the right to independently investigate the conduct of any person or persons and to take any action it deems appropriate, regardless of whether a formal complaint has been lodged.

If any person contravenes or fails to comply with any of the provisions of the Code of Conduct or any conditions imposed by or directives given by the HOA in terms of this Code of Conduct, the COO or Security Manager shall be entitled, without limiting any other rights afforded to them in terms of the Code of Conduct, to impose a penalty as approved by the HOA on the person concerned. Penalties may be amended from time to time.

23 ENFORCEMENT OF THE CODE OF CONDUCT

For purposes of the enforcement of any of the Code of Conduct, the Trustees may take or cause to be taken such steps as they may consider necessary to remedy the breach of the Code of Conduct of which a resident may be guilty, and the HOA may take such action, including court proceedings, as it may deem fit.

The Trustees reserve the right to institute a civil action in a court of competent jurisdiction or lay criminal charges against a transgressor, in the name of the HOA.



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Notwithstanding the foregoing, the Trustees may, in the name of the HOA, enforce the provisions of any Code of Conduct by proceedings in a court of competent jurisdiction and, for this purpose, may appoint such attorneys and counsel as they deem fit.



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24 ACCEPTANCE

I _____ member / owner / resident / tenant / employee of SG _____ hereby accept all these terms, conditions, and rules. I also acknowledge that the Trustees do have the authority to amend the Code of Conduct and the Code of Conduct Transgression Chart (TC) by virtue of the Constitution of the Val de Vie Winelands Lifestyle HOA that I am equally bound by any changes made in good faith by the Trustees in the future to the Code of Conduct and agree to abide by them. I understand that a copy of the latest amended version of the Code of Conduct is available upon request from the HOA and also on the Val de Vie HOA website and App.

Date: _____

Signed: _____



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APPENDIX A | DEFINITIONS

DEFINITION	MEANING
ARCHITECTURAL GUIDELINE	means the GUIDE.
ARCHITECT	means the person appointed by the HOMEOWNER as his architect and includes his partners, directors, or associates.
ARCHITECTURAL PLANS	mean a set of plans prepared by the ARCHITECT for the construction of the HOMEOWNER'S IMPROVEMENTS on the ERF.
ASSOCIATION (HOA)	means the governing body of a voluntary association of persons governed by its constitution and the Drakenstein Municipality's Municipal Land Use Planning By-Laws.
BUILDING CONTRACTOR / CONTRACTOR	means a building contractor approved by the DEVELOPER or the HOA in terms of the CONSTITUTION and in terms of criteria determined by the DEVELOPER or the HOA and employed by an OWNER of an ERF for the construction of IMPROVEMENTS.
BUILDING CONTRACTORS' FEES	are the fees payable by the BUILDING CONTRACTOR to the HOA to be allowed to make IMPROVEMENTS on the ESTATE. The HOA may amend these fees from time to time and are set out in Annexure A of the BRR, Contractor Fees.
BUILDING PROJECT	means the entire process of making IMPROVEMENTS on an ERF, as well as all related activities taking place on the ERF.

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BUILDING RULES AND REGULATIONS (hereafter BRR)	means the agreement signed by the HOMEOWNER, the BUILDING CONTRACTOR, and the HOA before the commencement of any IMPROVEMENTS on the ERF on behalf of the HOMEOWNER.
CELLAR	means the cellar and all winemaking facilities on the ESTATE.
CHAIRPERSON	means the Chairperson of the Trustees appointed in terms of the Constitution from time to time.
CODE OF CONDUCT (CoC)	means the set of rules and regulations formally documented and amended by the HOA, from time to time, that governs all conduct on the ESTATE.
COMMERCIAL TENANT	means a person or persons renting an office in the Polo Village Offices or The Yard Offices from the owner/s of the units and need to comply with the rules of the respective Body Corporate in addition to the Code of Conduct.
COMMERCIAL TENANT EMPLOYEES	mean the people working for the COMMERCIAL TENANT in its normal order of business and are subject to the exact requirements for enrolment as any HOA or residential employee.
CHIEF OPERATING OFFICER (COO)	means the person appointed as the CHIEF OPERATING OFFICER by the HOA from time to time or their duly appointed subordinates in a particular area of responsibility.
COMMON PROPERTY (COMMON AREAS / PUBLIC OPEN SPACES)	mean land registered in the name of the HOA and which does not form part of any HOMEOWNER'S property. COMMON PROPERTY also includes all internal services and infrastructure, the roads,



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	pavements, gardens and streetlights, water, sewerage, and electricity systems.
COMPLETION CERTIFICATE	means the certificate issued by the HOA when all IMPROVEMENTS on the ERF have been completed, all fees due by the HOMEOWNER and/or BUILDING CONTRACTOR have been paid, and the HOA is satisfied that the BUILDING PROJECT has been satisfactorily completed.
COMPLIANCE DEPARTMENT	means the department focusing on ensuring compliance with the regulations and guidelines of the HOA as set out in the CODE OF CONDUCT, DESIGN GUIDELINES AND BUILDING RULES & REGULATIONS. The department is accordingly allowed to issue penalties for any non-compliance items and transgressions.
CONSTITUTION	means the constitution of the Val de Vie Winelands Lifestyle Estate HOA.
CONTROLLING ARCHITECT	means an architect as nominated and appointed by the HOA from time to time to ensure that all IMPROVEMENTS are made according to the GUIDELINES.
CONTROLLING LANDSCAPING ARCHITECT	means a landscaping architect as nominated and appointed by the HOA from time to time to ensure that all IMPROVEMENTS are made according to the GUIDELINES.
DESIGN REVIEW COMMITTEE	means the committee appointed by the TRUSTEES to oversee the implementation of the ARCHITECTURAL GUIDELINE.



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DEVELOPER	means • VDVI, together with any subsidiaries of VDVI, or VDVI's or such Subsidiary's successor in title with reference to VDVI of the Subsidiary's rights and obligations as Developer; and • VDVEH or VDVEH's successor in title with reference to VDVEH's rights and obligations as Developer; • VDVEH2 or VDVEH2's successor in title with reference to VDVEH's rights and obligations as Developer;
DEVELOPMENT	means • certain immovable property being Portions 2 & 7 of the Farm Kliprug No 826, Paarl, which are to be subdivided into a township to be known as Val de Vie Winelands Lifestyle Estate in accordance with approval obtained from the LOCAL AUTHORITY; and • erven 1652 and 1653 Val de Vie, Drakenstein Municipality, Western Cape, as indicated on the approval General Plans with numbers GP1946/2020 and GP1947.2020; • Erf 954 Val de Vie, Drakenstein Municipality, Western Cape; • Remainder Erf 783, Val de Vie, Drakenstein Municipality, Western Cape and • Erf 782 Val de Vie, Drakenstein Municipality, Western Cape which properties have been subdivided into townships known as "Val de Vie Winelands Lifestyle Estate" and "Val de Vie II" in accordance with approval obtained from the Local Authority, generally in accordance with the Combined Cadastral Plan, and includes all/any extension(s) of such townships



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	approved by the Local Authority upon application by the Developer Effective 30 September 2023, Val de Vie II Estate was incorporated with Val de Vie Winelands Lifestyle Estate.
EMPLOYEES	mean any employee or contractor (including BUILDING CONTRACTORS / CONTRACTORS and their employees and sub-contractors) employed or appointed by HOMEOWNERS and/or RESIDENTS and/or persons operating a business within the ESTATE from time to time.
ELECTRONIC FUNDS TRANSFER (hereafter EFT)	means direct electronic bank transfer into a designated account. Proof of such EFT must be e-mailed to the recipient as a notification.
EQUESTRIAN FACILITIES	mean the Stables, Polo Fields, Sand Track, Practice Field and Paddocks.
ERF	means every ERF in the DEVELOPMENT.
ERF NUMBER	means such number as used by the DEVELOPER and the Surveyor General to indicate an ERF. The ERF NUMBER will be indicated as “xxx SG yyy”, where xxx means the number indicated on the DEVELOPER’S plans and brochures, and the yyy indicates the number allocated by the Surveyor General. The BUILDING CONTRACTOR and the HOMEOWNER must familiarise themselves with both numbers and use the “xxx SG yyy” configuration in all communications with delivery vehicles or for any other matter.

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	It is also important to note that Drakenstein Municipality and the Deeds Office only use the Surveyor General numbers.
ESTATE	means the Val de Vie Winelands Lifestyle Estate includes the VINEYARDS, CELLAR, FARMS, Hotel, Polo Pavilion and Polo Area.
ESTATE AGENT	means a property practitioner nominated by an estate agency to perform estate agency services on Val de Vie Estate. An Estate Agent may be contracted by a registered OWNER of an Erf/Unit for the letting and/or reselling of their Erf/Erven/Unit.
EXPERT	means a person or company the HOA has duly appointed to make a binding decision in matters that would otherwise be referred to arbitration.
FARMS	mean those portions of the DEVELOPMENT which will be used for agricultural activities as listed below: - Erf 782 (including the Wellness Farm) - Valentia (Erf 754) - L'Huguenot (Erf 753)
GUIDE	means the Val de Vie Design Guidelines prepared for and applicable to the Development and includes all/any amendments made to it from time to time.
HOMEOWNERS' ASSOCIATION (HOA)	means – - the Val de Vie Winelands Lifestyle Estate Homeowners' Association; and - includes their duly appointed officers, employees, contractors, or agents.

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HOMEOWNER or OWNER	means the registered owner of an ERF/SECTIONAL TITLE UNIT.
HOSPITALITY AREA	means the Hotel, Polo Pavilion, Polo Club, Wine Tasting Centre, Wine Cellar, and Old Manor House.
HOUSE	means the dwelling constructed on the ERF as the IMPROVEMENTS.
IMPROVEMENTS	mean any structure of whatever nature constructed or erected or to be constructed or erected on an ERF.
LANDSCAPING CONTRACTOR	means a person or company doing landscaping for a HOMEOWNER and who has been duly appointed subject to the rules and regulations of the ESTATE.
LANDSCAPING PLANS	mean plans for the gardens on erven surrounding IMPROVEMENTS.
LOCAL AUTHORITY	means the Local Authority having jurisdiction over the Development, which, at the date of approval of the DEVELOPMENT, is the Drakenstein Municipality.
MEMBER	means every registered OWNER of an ERF and every registered OWNER of a subdivision of an ERF. If a Member consists of more than one person, such persons shall be jointly and severally liable <i>in solidum</i> for all obligations in terms of the CONSTITUTION.
MEMBER PENDANT	means the spouse, or life partner and/or child/children of the MEMBER.
MEMBER IMMEDIATE FAMILY	means the spouse, or life partner and/or child/children of the MEMBER.



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OUTSIDE ARMED RESPONSE	means such Security Response providers who have been formally approved in writing by the TRUSTEES or delegated subcommittee to be allowed to provide armed response services on the ESTATE. A list of such enrolled Security Response providers is available from the HOA. This list may be amended from time to time.
PANEL OF BUILDERS	means such BUILDING CONTRACTORS who have been thoroughly reviewed and formally approved in writing by the TRUSTEES or delegated committee to be allowed to do construction work and IMPROVEMENTS on the ESTATE. A list of such enrolled BUILDING CONTRACTORS is available from the HOA. Only builders on the PANEL OF BUILDERS may do construction work and IMPROVEMENTS on the ESTATE. The PANEL OF BUILDERS may be amended from time to time.
PENALTIES	are issued in writing for the transgression of the CODE OF CONDUCT at the discretion of the COO / SECURITY MANAGER / COMPLIANCE OFFICE.
PERMANENT GUEST	means an individual who resides or stays with a MEMBER/TENANT for an extended, indefinite period but without MEMBER or TENANT rights. A permanent guest differs from a TENANT in that they do not have a formal lease agreement, and their stay is governed by the rules of the HOA, and refer to someone who lives with family or friends for an extended period without being a formal household member.
POLO CLUB	means the Val de Vie Polo Club, its members, and invitees.

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PURCHASER	means the person/s or entity entering into a Deed of Sale to purchase an ERF on the ESTATE.
RESIDENT	means any person who is an ESTATE resident, including hotel guests, OWNERS/TENANTS, members of their immediate families.
RESIDENT DEPENDANT	means any family member, permanently residing with the OWNER/TENANT at the residence.
SECONDARY IMPROVEMENTS	mean all work done by a CONTRACTOR on an existing house or structure. This includes landscaping work done around the house and additional work such as the installation of air conditioning, built-in cupboards, DSTV, bathroom fittings, etc.
SECTIONAL TITLE UNIT	means a unit in a sectional title scheme established on the DEVELOPMENT in accordance with the provisions of the Sectional Titles Act, No 95 of 1986.
SECURITY MANAGER	means such a person duly appointed to manage and oversee SECURITY on the ESTATE.
SECURITY	means individuals employed by the HOA or a recognised Security Company duly appointed by the HOA to perform access control and other SECURITY functions on the ESTATE.
SITE HANDOVER CERTIFICATE (SHOC)	specifies the requirements for commencement of IMPROVEMENTS or BUILD.
TENANT	means a person leasing an ERF or a UNIT from the Registered OWNER thereof directly or via an ESTATE AGENT.



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TENANT DEPENDANT	means the spouse, or life partner and/or child/children of the TENANT.
TENANT IMMEDIATE FAMILY	means the spouse, or life partner and/or child/children of the TENANT.
TRANSGRESSION CHART (TC)	means the document stipulating the list of transgressions and the relevant applicable penalties.
TRUSTEES	mean the Developer Trustees and the Member Trustees of the HOA, from time to time, as defined in the CONSTITUTION, and includes alternate and co-opted Trustees.
UNIT	means a house on an ERF or SECTIONAL TITLE UNIT, such as the Polo Village Offices, which form part of the ESTATE.
VEHICLE	means any form of transport, electric, self-propelled or drawn by machine, animal or otherwise.
VINEYARDS	mean all vineyards on the ESTATE, whether farmed commercially for winemaking or utilised as landscaping between houses.
VISITOR	means any person entering the ESTATE who is not a HOMEOWNER, TENANT, RESIDENT EMPLOYEE, COMMERCIAL TENANT, COMMERCIAL EMPLOYEE OR CONTRACTOR.
VISITOR – SHORT TERM	means a person who comes to stay for maximum of twenty-one (21) days.
VISITOR – LONG TERM	means a person who comes to stay for a maximum of three (3) months.



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WEBSITE	means the Val de Vie Website at www.valdevie.co.za
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APPENDIX B | TRANSGRESSIONS CHART

NO	DESCRIPTION AND PENALTY			
1	DISTURBANCES			
	Description	1 st Offence	2 nd Offence	3 rd Offence
a	Domestic noise (loud music, partying, etc.)	Warning	R500,00	R1 000,00
b	After-hours social noise (loud music, partying, etc.)	Warning	R500,00	R1 000,00
c	Domestic noise disturbances (excessive noise by vehicles, appliances, tools, and/or by individuals)	Warning	R500,00	R1 000,00
2	DOMESTIC REFUSE & WASTE			
a	First offence			Warning
b	Dustbins not kept in the courtyard except on pick-up days			R500,00
c	Refuse, boxes and materials stored on the verge, driveway or common property			R500,00
d	Landscaping material stored on the verge, driveway or common property except on pick-up days			R500,00
e	Washing not in designated area			R500,00
3	ANIMALS			
	Description	1 st Offence	2 nd Offence	3 rd Offence
a	Dog/s roaming/walking without a leash	R1 000,00	R2 000,00	Steps to remove the dog from the Estate
b	Dog/s roaming/walking without a tag with the name, phone number and address of the owner	R1 000,00	R2 000,00	R3 000,00

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c	Cat/s causing a nuisance to HOA or other residents	R1 000,00	R2 000,00	Steps to remove the cat from the Estate
d	Cat/s roaming/walking without a tag with the name, phone number and address of the owner	R1 000,00	R2 000,00	R3 000,00
e	Dog and Cat: defecating in public and not cleaned up			R1 000,00
f	Domestic animal noise disturbances (excessive, continuous dog barking during the hours of 22:00 and 06:00)			R1 000,00
g	Farm like animals, reptiles or any exotic pets/incorrect breed kept on erven			R1 000,00 and steps to remove the animal from the Estate
h	Horses walking/trotting on private erven, public open spaces, not keeping to the pony trails			R1 000,00
4	SECURITY, RESIDENTS, DEVELOPER, COMMERCIAL & CONTRACTOR EMPLOYEES			
	Description	1 st Offence	2 nd Offence	3 rd Offence
a	Employees not enrolled on the biometric system	R500,00	R1 000,00	Access suspended until successful enrolment
b	Contractors and contractor employees not confining themselves to their designated work areas, walking around the Estate	1 st Offence: Warning R500,00	R500,00 per instance R1 000,00	Access suspended
c	No member or tenant shall be entitled to use his/her Erf or Unit for any purpose other than the permitted use application upon establishment of the Development or the relevant Sectional Title Scheme.	R5 000,00	R10 000,00	Refer to Trustees
d	Operating a business from home without formal written approval from the HOA	R 2 500,00 per month		

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5	TRAFFIC & TRANSPORT VEHICLES/GOLF CART AND SECURITY				
a	SPEEDING				
	Kilometres/ hour	1 st Transgression	2 nd Transgression	3 rd Transgression	4 th Transgression
	40 – 45 km/h	R500,00	R1 000,00	R2 000,00	R10 000,00
	46 – 50 km/h	R1 000,00	R2 000,00	R4 000,00	R10 000,00
	51km/h and above	R2 000,00	R4 000,00	R5 000,00	R10 000,00
b	Reckless driving, not abiding by the traffic rules; disregarding the rights or safety of others; driving without due care and consideration for other road users				R2 000,00
c	Cutting Traffic Circles				R1 000,00
d	Illegal parking and driving, e.g., verges, walkways, open areas, private parking lots, polo fields, and private farms, including the Club House Porte Cochère and parking and obstructing the flow of traffic on any street or around any circle				R1 000,00 plus Repair Cost
e	Overloading / passengers not contained within the vehicle				R R1 000,00 per person
f	Vehicle clamping release fee (accidental vehicle damage repair cost due to contravention of the Code of Conduct or Constitution is for the owner or the person responsible for the vehicle’s cost)				R500,00
g	Caravans, boats, campers, camping trailers, trailers or any similar transport vehicle parked visibly on the driveway or road		1 st Offence: Warning	2 nd Offence: R1 000,0 0	3 rd Offence: R2 000,0 0
h	Driving any vehicle, including but not limited to cars, bakkies, golf carts, etc, without a valid driver’s licence			1 st Offence: R2 000,00	2 nd Offence: R3 000,00
i	Number not displayed on the golf cart, 7-day Notice to Comply			1 st Offence: Warning	2 nd Offence: R500,00
j	Verbally abusing, disrespecting or challenging any of the HOA and Estate personnel including but not limited to Trustees, Management, Gym				R3 000,00 per incident

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	Manager, Reception personnel, the Speed Control Officer, Security Officers, and Security Guards.			
k	Children joy riding in motor vehicles, not strapped into car seats, sitting on the driver's lap			R5 000,00
l	Delinquent behaviour by any resident, including minors	1 st Offence: R5 000,00	2 nd Offence: R10 000,00	3 rd Offence: R20 000,00 or such amount as determined by the Trustees
m	Not adhering to Access Control Rules			R2 000,00 per person
n	Not generating codes for visitors on the Guest Access system (more than ten times per month)			R100,00 (per pin code generated)
o	Generating an access code for a third-party			R2 000,00 per person
p	Resident bringing a contractor or contractor employee into the Estate using a private vehicle			R5 000,00 per person
6	ENVIRONMENTAL			
a	Making fires at picnic areas or in public open spaces not using the designated areas, or uncontrolled fires on privately owned erven or private farms			R1 000,00
b	Burning of garden material or other material on private properties			R1 000,00
c	Oil spillages on roads or any other surface areas			R2 500,00 plus Clean-up Cost
d	Tampering with Estate/HOA property; damages to the Estate irrigation system/pumps etc.			R2 000,00 plus Repair Cost
e	Illicit use of Estate irrigation water without prior written approval			R5 000,00



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f	Littering	R500,00
g	Swimming in lakes	R1 000,00 per person
h	Not controlling alien plant species on property or verge	R1 000,00
i	Damaging/interfering with or polluting freshwater or agricultural water supply or body (already in Estate Rules)	R2 500,00 plus Repair Cost
j	Disposing of harmful materials, contaminated water, and/or rubbish into the sewer or stormwater system	R2 500,00 plus Repair Cost
7	CLUB AND SPORTING FACILITIES	
a	- Unsupervised children in the Sports & Leisure Centre Gym under 14 years - Unsupervised children in The Yard Gym under 16 years - Unsupervised children on Pétanque court under 14 years - Unsupervised children on tennis courts under 12 years	R500,00
b	Children under 14 unsupervised in the pool area	R1 000,00 per child
c	Damage to gym equipment, interior or exterior of premises	R1 000,00 and Repair/Replacement Cost
d	Not abiding by the gym rules	R500,00 and/or the suspension of gym access
e	Non-enrolled visitors of residents using the gym facilities, sneaking past reception, entering without using biometric access	R1 000,00 and/or the suspension of Resident's gym access
f	Skateboarding/hoverboarding/cycling on the tennis or padel courts	R500,00 and Repair Cost
g	Any activity other than what the court was built for, including but not limited to squash on the squash courts, tennis on the tennis courts, etc.	R1 000,00 and Repair Cost
h	Incorrect footwear and playing equipment on the squash, tennis and padel	R1 000,00 and

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	courts	Repair Cost
i	Failing to cancel a booking in advance or not showing up	R500,00 per occurrence
8	BUILDING AND AESTHETICS	
a	Alterations and maintenance not during building hours	R500,00
b	Alterations or additions to existing properties without plans or written Estate approval	R1 000,00 per month and referred to the Building Committee
c	Aesthetic additions to properties without approval	R1 000,00 per month and referred to the Aesthetics Committee
d	Making use of bordering properties without consent to store materials etc,	R2 000,00 per week plus Repair Cost
e	Non-approved plants & trees added to landscaping/verges	R300,00 per week and referred to the Landscaping Committee
f	Landscaping unmaintained, i.e., gardens not maintained, grass not trimmed, or weeds visible - 48 hours' notice to repair	After 48 hours' notice, R500,00 per day of non-compliance
g	Maintenance of House and/or House under construction not in accordance with the standard acceptable to the HOA Design Guidelines, 30-day Notice to comply	After 30-day notice, R500,00 per day of non-

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		compliance
h	Jungle gyms, swings, basketball nets, trampolines, including poles and safety netting, doll houses, bird cages, portable or temporary swimming pools, garden accents and decorations or sculptures must be placed inside the erf below the level of garden/yard walls to ensure they are not visible from the road / commonproperty / other erven, Seven-day notice to comply	R500,00 per week of non-compliance
i	No washing (clothing or other) of any nature is to be visible.	R500,00
9	VANDALISM	
a	Vandalism of any HOA, Estate, Developer, Body Corporate and Club buildings, equipment, landscaping, park, public open space, private property, private building sites, the Biodiversity Corridor, Polo Fields or Golf Course.	Minimum of R5 000,00, or the amount determined by the Trustees and Repair Cost
10	TRESPASSING	
a	Children unattended in the stables and paddock areas	R500,00
b	Any person on a building site without permission	R500,00
c	Restricted areas as demarcated by the HOA	R500,00
d	Picnic area after hours, private farms, privately owned erven, or river area	R500,00
e	Private Property Residence – “tok tokkie”, “ding, dong ditch”	R500,00
11	LEASING	
a	Homeowner/member leasing a property directly to a tenant without following the process as set out by the HOA. The tenant/s will be denied access to facilities until all required papers are submitted to the HOA, including a clean criminal background report by Brooke International.	R10 000,00



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b	Estate Agent leasing to a tenant without following the process as set out by the HOA			R5 000,00 per agent per month
12	SHORT TERM RENTALS			
a	Short-term renting of property not conforming to Constitution and/or Code of Conduct	1 st Offence: R2 500,00	2 nd Offence: R5 000,00	3 rd Offence: Refer to Trustees
13	SERVICE PROVIDERS/SUPPLIERS			
a	Landscaping or Gardening outside of working hours by suppliers/ service providers			R5 000,00 per person
b	Damages caused by delivery trucks			R2 000,00 plus Repair Costs
c	Workers relieving themselves in any area other than designated toilets			R2 500,00 and Eviction