

 <p>PINNACLE POINT ESTATE BEACH GOLF HERITAGE</p>	Author:	PPHOA	Last reviewed:	2023-07-17
	Approver:	PPHOA Board	Revision No:	06
	Doc. No:	Draft 004		


<p style="text-align: center;"><u>Introduction</u></p>	<p>Expanded on the introduction, purpose and object of the Association:</p> <p>Added: The owner and/or resident of every unit within the estate is responsible for ensuring that all members of his/her family, lessees, guests, visitors, employees, contractors, contractors' subcontractors and any person rendering a service to the owner and/or resident also comply with these estate rules.</p> <p>Removed: Members shall ensure that their households, tenants, visitors, invitees and all their employees and contractors, which include tradespersons and suppliers, are aware of, and abide by, the House Rules. Tenants have the same responsibility in respect to their households, visitors, invitees and employees and contractors.</p> <p>Added: The primary objective of the association is to promote, advance and protect the communal interests of the owners and occupiers of immovable properties within the estate and, in the course of doing so, to ensure acceptable aesthetic appearance of its land and buildings as well as to manage architectural, environmental and safety standards and in particular:</p> <ul style="list-style-type: none"> • to institute, control and pay for measures to ensure security and safety of persons and property on the estate; • to ensure that property within the estate is developed according to architectural and aesthetic standards and that these standards are maintained thereafter; • to ensure that construction within the estate is carried out in accordance with all applicable laws including, inter alia, the contractors' environmental management programme pertaining to the estate ("the EMP"); • to make rules from time to time for the proper management and control of the estate and in order to facilitate the achievement of the objectives of the association.
<p>TABLE OF CONTENTS</p>	<p>Expanded Rule 4 by including short term rentals.</p> <p>Rule 7's heading changed to Gardeners and Domestic.</p> <p>Added Rule 13: Business activities.</p>
<p>2. CONDUCT RULES</p>	<p>Added Rule 2.10(a): 2.10(a) Swimming pools: Owners shall ensure that their swimming pools are not accessible by the public by enclosing the pool with suitable fencing with self-closing latches; or suitable pool covering.</p> <p>Expanded Rule 2.15.1: All refuse shall first be placed into a black plastic bag before placed into the wheelie bins. No loose refuse shall be place into the bins. . (Loose refuse inside the wheelie bin will not be removed)</p>

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	<p>Added Rule 2.15.4: Residents shall ensure that their wheelie bins are returned to their erfs once collection has finished. Residents who are traveling shall make the necessary arrangements to have the bins returned if they are not on site.</p> <p>Expanded Rule 2.17: “...disposal as the association may deem fit...”</p> <p>Expanded Rule 2.20: No garments, household linen or washing of any nature may be hung out or placed anywhere to dry, except in a drying area designated for such purpose (preferably hidden from street and neighbors’ sight where practicable)</p> <p>Expanded Rule 2.22: “...a nuisance to other owners, in particular after 22h00 on any particular day...”</p> <p>Expanded Rule 2.23: No lawn mowing or other similar noisy mechanised equipment may be used on or in a unit before 09H00 and after 17H00 on Mondays to Saturdays, or at any time on any public holiday or on a Sunday.</p>
<p>3. ANIMALS</p>	<p>Rule 3 has been expanded by adding specific “cat” sections as well as “dog” sections.</p> <p>Added new Rule 3.2. Domestic animals shall only be kept with the written approval of the Association.</p> <p>Added Rule 3.3. Members must erect a suitable enclosure that conforms to the Architectural Guidelines and Controls to prevent the domestic animals from straying off the property.</p> <p>Removed Rule 3.4. All stray/unaccompanied domestic animals found outside residential erf boundaries will be removed from the Estate at the cost of its owner</p> <p>Added new Rule 3.4: Animals found running loose without a nametag will be handed over to the SPCA and any costs incurred will be for the owner’s account.</p> <p>Added Rule 3.5. No animal shall be taken outside the residential erf boundary unless such animal is on a leash</p> <p>Added Rule 3.6. It is the responsibility of the Owner, on whose property the animal is kept to ensure that the animal is easily identifiable, either by collar and name tag, electronic pet tag, or other acceptable method.</p> <p>3.6.1. All domestic animals shall be tagged and display the Member’s name and telephone number</p> <p>3.6.2. Animals found running loose without a nametag will be handed over to the SPCA and any costs incurred will be for the owner’s account.</p> <p>Added Rule 3.7. In order to register an animal with the Association the following will have to be provided:</p>

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	<p>3.7.1. The Owner on who's property the animal is kept; full name, identity number, physical address, telephone number and e-mail address;</p> <p>3.7.2. The name to which the animal reacts, a written detailed description of the animal and a clear full colour photograph of the animal;</p> <p>3.7.3. written proof of vaccination of the animal where any such vaccination is legally required;</p> <p>3.7.4. photocopy or photograph or description of the tag used by which the animal can be readily identified.</p> <p>Added Rule 3.8. Cats:</p> <p>3.8.1. Maximum of one cat per erf allowed.</p> <p>3.8.2. It is the responsibility of the Owner to ensure that the cat is fitted with a bell at all times. Cats found wandering without a fitted bell will immediately be removed from the Estate;</p> <p>3.8.3. Cats may only move around outside on the residential erf in an approved cattery.</p> <p>Added new Rule 3.9: Dogs:</p> <p>3.9.1. Maximum of 2 dogs per erf allowed.</p> <p>3.9.2. Walking of dogs on the estate will be allowed, however the dogs are to be kept on leashes.</p> <p>3.9.3. At all other times, animals are to be confined to the boundaries of the erf.</p> <p>3.9.4. Owners who walk their dogs are to clean up any fouling that the animals leave behind. (For this purpose, dog-owners are advised to carry a scooper or plastic bag whenever walking dogs outside of their own unit).</p> <p>3.9.5. Dogs are not permitted to be walked on the Golf Course during normal playing hours as determined by the Golf Club from time to time.</p> <p>Expanded Rule 3.14: "...and cats..."</p> <p>Removed:</p> <p>3.2.1. No new, alternative, replacement or additional cats may be brought onto the Estate;</p> <p>3.2.2. All cats kept by Residents must be registered with the Association on or before 31 March 2019;</p> <p>3.2.4. It is also the responsibility of the Owner, on whose property the cat is kept ensuring that the cat is easily identifiable, either by collar and name tag, electronic pet tag, or other acceptable method;</p> <p>3.2.5. In order to register a cat with the Association the following will have to be provided:</p> <p>3.2.6. The Owner on who's property the cat is kept; full name, identity number, physical address, telephone number and e-mail address;</p> <p>3.2.7. The name to which the cat reacts, a written detailed description of the cat and a clear full colour photograph of the cat;</p> <p>3.2.8. written proof of vaccination of the cat where any such vaccination is legally required;</p> <p>3.2.9. photocopy or photograph or description of the tag used by which the cat can be readily identified.</p>
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	<p>3.3. Domestic animals shall only be kept with the written approval of the Association. A photograph of the animal must be provided to be kept on file for identification purposes. Members must erect a suitable enclosure that conforms to the Architectural Guidelines and Controls to prevent the domestic animals from straying off the property.</p> <p>3.6: All domestic animals shall be tagged and display the Member’s name and telephone number. Animals found running loose without a nametag will be handed over to the SPCA and any costs incurred will be for the owner’s account.</p> <p>3.8: Dogs are not permitted to be walked on the Golf Course during normal playing hours as determined by the Golf Club from time to time.</p>
6. TRAFFIC/PEDESTRIANS	<p>Added Rule 6.6: Except for toys and mobility scooters, no person shall operate any motorised vehicle on any road within the estate, including a golf cart, unless that person is the holder of a valid driver's license.</p> <p>Removed: old Rule 6.6: "...and unless that motorised vehicle may lawfully be driven on a public road save and except for any motorised vehicle in respect of which the association, subject to any restriction it may deem necessary, has authorised be operated on the estate.</p>
7. Domestic and Gardeners	Changed numbering of Rule.
8. OPEN SPACES AND ENVIRONMENTAL	Expanded Rule 8.4: No camping shall be permitted within the Estate.
9. MANAGEMENT RULES	Small grammatical change to Rule 9.2: "...In no circumstance shall the association..."
10. SAFETY AND SECURITY	Expanded Rule 10.13: The member/resident and their family, visitors and guests give consent to the collection, processing and retention of personal information and in some instances, special personal information such as biometrics and photo and video footage in line with the provisions as contained in the Protection of Personal Information Act 4 of 2013 (as amended from time to time). The consent regarding minors are also hereby expressly given by their parents and/or guardians, as the case may be.
13. BUSINESS ACTIVITIES	<p>ADDED Rule 13:</p> <p>13.1 No person, owner and/or resident may conduct a business or practice a trade on or from a unit in the estate without the prior written approval of the board of directors of the association.</p> <p>13.2 No signage or advertisement of any business may be displayed on a unit or open space. Only one sign per unit is allowed in respect of armed response companies for identification purposes.</p> <p>13.3 No business activity or hobby, which would cause aggravation or nuisance to fellow owners and/or residents, may be conducted, including auctions and jumble sales.</p> <p>13.4 No business that relies on "foot traffic" to operate, shall be allowed on the estate.</p> <p>13.5 All applications to conduct business activities from units within the estate must be submitted in writing, to the chairman of the association, who will place the application to be heard, at the next meeting of the directors of the association. Results will be received by way of board resolution within 48</p>

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	<p>(forty-eight) hours from date of the meeting of the directors. The association's decision is final, and no appeal is possible. Re-application will be entertained, in the event of new or additional information becoming available.</p> <p>13.6 If an applicant is not an owner of the unit concerned, written permission of the owner for such an application must accompany the application.</p> <p>13.7 The following, inter alia, are criteria that will be taken into consideration when the association entertains an application:</p> <p>13.7.1 does the business require a license to operate, and if so; does the business comply?</p> <p>13.7.2 will the business cause an influx of visiting vehicles onto the estate?</p> <p>13.7.3 will the business generate noise and what would the extent of the noise be?</p> <p>13.7.4 what would the effect of the business on the immediate neighbouring units be?</p> <p>13.7.5 will the business enhance the desirability for criminal elements (Jewellery manufacturer etc)</p> <p>13.7.6 would the business be dependent on advertisement and high visibility?</p> <p>13.7.7 is the business beneficial to the general character of the estate?</p> <p>13.7.8 is the business legally permissible in terms of South African law?</p> <p>13.7.9 would the business enhance the desirability of the estate, for prospective investors?</p> <p>13.7.10 will the business enhance the general value of the estate, not have any effect on it, or be detrimental thereto?</p> <p>13.7.11 would the business require additional building construction on the intended premises?</p> <p>13.7.12 did the direct neighbours of the applicant consent to the conducting of the intended business on the applicant's unit?</p> <p>13.7.13 is there adequate parking as to prevent sidewalk parking?</p> <p>13.7.14 are there regular business deliveries to and from the home, and if so, how many/week?</p>
<p>ANNEXURE A - SCHEDULE OF TRANSGRESSIONS AND PENALTIES</p>	<p>The quantum of each penalty has been updated in its entirety.</p> <p>Added: To allow for automatic updates of penalty amounts, the penalties shall be calculated in relation to the levy at any given time. Therefore, "x2" means double levy and "x3" means triple levy and so forth.</p> <p>Added: Updated penalty schedule</p>