THEEWATERSKLOOF
COUNTRY ESTATE - LANDGOED

THEEWATERSKLOOF COUNTRY ESTATE RULES

1. Access and Security

Access to the Estate is limited to the following people:

- All members of the Homeowners' Association (HOA).
- Guests and tenants of homeowners.
- Contractors authorized to work on the Estate.
- Golf Club members and visitors to the Golf Club (access only to the Clubhouse and Golf Course).
- Accredited estate agents, accompanying potential buyers and delivery vehicles.
- HOA rules apply to everyone on the estate.
- Homeowners' must open the access boom remotely.
- All Homeowner's and long-term tenants vehicles to display the Estate's logo. Available from the General Manager (GM).
- All visitors must register at the security gate.
- Homeowners must always advise the gatehouse of expected visitors.
- All domestic household staff must be registered at the security gate, providing official identification.
- Potential buyers are not allowed access unless accompanied by a homeowner or an estate agent.
- Homeowners to ensure the safety and protection of their private property.
- Any burglary or attempted burglary to be reported to security and management immediately.

2. Letting of houses to tenants or Unaccompanied Guests

- Homeowners are responsible for the behavior of their tenants or guests.
- Managing agent is responsible for providing a copy of and reinforcement of the HOA rules to all tenants.
- The Abridged Rules to be displayed in a prominent position in the house.
- The GM must be advised of all rental agreements (short and long term), by email, using twkgolfestate@breede.co.za. Name, proof of identity and contact details of the principal tenant to be provided as well as the total number of people expected. A copy of the rules must be attached to the Lease Agreement.
- The maximum amount of people per residence to be specified and strictly adhered to.
- No pets are allowed.

3. Road safety and usage

- The maximum speed permitted is 40km/h.
- Only homeowners are allowed to bring quad bikes, recreational motor cycles and similar vehicles onto the Estate. These need to be registered, with the security gate. The homeowner remains responsible for any damage, loss or injury.
- No vehicles of any kind are allowed on the beach, sand dunes, banks of the dam or the road between the golf course and the area adjacent to the Estate boundary.
- Only golf carts are to be driven on or across the golf course or on common property.
- No recreational vehicles are to be driven by minors younger than 12 years unless accompanied by an adult.
- The recreational area for quad bikes and motorcycles is from beyond the turnoff to the slipway to the end of the leased property. And access is via the shortest route on the estate's tarred road.

4. Household & Garden Refuse

- Household refuse bags are not to be left out overnight but must be placed in the refuse enclosure beyond the clubhouse in the wooden enclosure next to the slipway boom.
- Refuse bags are collected on Monday mornings, or the first working day after a public holiday.
- Homeowners are encouraged to recycle glass, paper, plastic and metal in separate clear bags.
- Only organic garden refuse may be deposited at the garden refuse dump across the R43, adjacent to the staff cottages. No plastic or builder's rubble permitted.
- Two green bags of garden refuse allowed per household weekly. Extra will be charged at the determined rate which is amended from time to time.

5. Pets

- Pets must be under control and may not roam around the Estate or golf course unattended.
- Only Homeowners are allowed to have pets on the Estate.
- Short term tenants (weekend or holidays) are prohibited from bringing any pets onto The Estate.
- Homeowners with long-term tenants can request pet approval from the GM in writing. This approval can be revoked.
- Any excrement deposited by your dog must be picked up and disposed of in an appropriate way. This must not be placed in the waste bins at the tee boxes.

6. Flora and Fauna

- The flora and fauna on The Estate must not be chased, trapped or damaged either by people or animals.

Theewaterskloof Dam - Activity and Water Safety

Theewater Sports Club is the Authority appointed by the DWS to monitor water safety on the dam. All persons must strictly follow the guidelines imposed by DWS and the Theewater Sports Club, appended. The Estate does not own the beachfront area, including the road and forest. This area is leased from the Department of Water and Sanitation (DWS) under very strict guidelines, and the following rules apply:

7. Beachfront areas

- No motorised vehicles of any kind are allowed on the beach or on the road along the fence of the golf course.
- Lighting of fires is strictly prohibited.
  Contravention of these regulations will result in the loss of our right to use the beachfront area. EXCOM reserves the right to report transgressors to the DWS.

8. Fires and Fireworks

- Fireworks are strictly prohibited on the Estate and on the beach area.
- No fires are to be made anywhere on the Estate or on the beach area.
- Fires are only permitted on a Homeowners' own property or in the designated picnic area.

9. Firearms

- The National Law of South Africa applies to the use of firearms.
- It is an offence to discharge a firearm in a built-up area without good reason.
- Any contraventions will be reported to the Police

10. Launching and retrieval of boats

- All craft must be correctly registered prior to using the dam
- Transgressions will be dealt with reported to the relevant authority, as non-compliance exposes the Estate to the loss of usage rights and direct access to the dam.
- Launching and retrieval of motorized vessels only to be done via the slipway.
- Launching only during daylight is permitted.
- No launching after dark except in legitimate reported emergency situations.
- If the slipway is unusable, then vessels may be launched and retrieved in the temporary designated area.
- Craft should stay out of the designated swimming zone.

11. Noise or Unnecessary Disturbance

- Do not disturb your neighbours unnecessarily, particularly after 24h00 and before 07h00.
- Be considerate of the proximity of your neighbours and practice respect.
- Excessive noise and disturbance to be kept to an absolute minimum
- Concessions on noise policy with prior arrangement. Taking in to account special milestones or News Years Eve.

12. Clubhouse

- All patrons are expected to practice simple considerate etiquette in the clubhouse.
- Clubhouse staff to be treated with dignity and respect.
- Smoking in the clubhouse is prohibited.
- No pets allowed in the clubhouse.
- No alcohol sales to anyone under 18 years old.

13. Swimming pool

- Members of the Homeowners' Association will have priority at all times.
- The swimming pool is for the exclusive use of HoA members, their families, guests and tenants as well as full members of the Golf Club and their own children.
- Any minor children under the age of 12 years must be supervised by an adult.
- No glassware is allowed in the pool area.
- Bathing is entirely at your own risk.
- Consideration should be shown to any others enjoying the use of this area at the same time.

14. Tennis court

- Members of the Homeowners' Association will have priority at all times. (Is there a booking system?)
- The court is for the exclusive use Homeowners, and full members of the Golf Club.
- A maximum of four players may play at any one time.
- No glassware is allowed on the court.

15. Picnic area

- The picnic terrain is for the exclusive use of Homeowners, their families, guests and tenants.
- Homeowner is responsible for ensuring that all fires are extinguished before leaving the picnic area.
- All garbage to be disposed of responsibly and removed from the area.

16. Golf course

- No unauthorised use of the golf course.
- Green fees are to be paid prior to the commencement of a round of golf. Receipt to be retained as proof.
- Members are responsible for the behaviour and dress of their guests at the Clubhouse and on the golf course.
- When purchasing a home all Homeowners automatically become social members of the Golf Club, but not full golfing members.
- Children are never permitted to play, run etc on any tee boxes, putting greens or bunkers.
- Homeowners who are members of the Golf Club are permitted to practice on the course after work.
- Residents may enjoy the golf course for the purpose of walking and jogging but golfers **always** have priority and right of way during play. Anyone crossing the playing paths of golfers must exercise caution and do so at their own risk.
- The Estate will in no way be responsible to members or visitors for any losses or injuries sustained by them of any nature whatsoever, whether occurring on the grounds or property of the Club by its servants, employees or otherwise. Please note further that the liability for the consequences of loss or injury sustained on or near the golf course shall rest with the injured person.
- The use and parking of vehicles, other than golf carts, on the golf course is not permitted.
- Permission can be granted by the GM under certain circumstances, like a sponsored golf day
- Golf carts are not to be driven on the course by people younger than 12 years.
- Golf carts hired by the Club are only to be driven by people older than 18 years.
- Golf carts are not permitted on the course when the course is closed and after sunset.
- Use of golf carts is prohibited after heavy rain or flooding to prevent damage to the course.
- Golf carts must never be driven closer than 10 meters from the greens.
- Although other games are generally not permitted on the golf course, the Golf Committee allows children to kick balls or play cricket—provided they avoid tee boxes, putting greens, and bunkers, play only after golfers have finished for the day, are supervised by parents, and understand that any damage incurred is the homeowner's responsibility.

17. Sale of plots and houses

- Homeowners or their agents must ensure potential buyers are aware of the Estate's Constitution, Building Manual and the Rules of the Estate. All Copies of these documents are to be signed and annexed to the Agreement of Sale.
- Conveyancing attorneys are instructed and obliged to obtain a Levy Clearance Certificate from the Homeowners Association, prior to registration of transfer.
- Any estate agent appointed by the seller should apply to the GM for accreditation and to obtain relevant information/documentation. This is to ensure that purchasers are well informed in respect of all facts relating to the Estate and that the seller complies with The Consumer Protection Act.
- The GM must be informed immediately that any property is sold.

This is intended as the first page, and possibly part of the cover email to be sent to all homeowners.

The Theewaterskloof Country Estate Homeowners' Association (TCEHOA) aims to promote and protect community living standards in this private estate; ensuring members receive maximum collective benefit.

The timeless adage, "do as you would have others do unto you," serves as the most effective code of conduct. If all residents extend the same care and consideration they expect from others to their fellow residents, then there will be no need for these rules.

The Estate, homeowner rights, and property must always be respected. As members of HOA, all homeowners have a vested interest and personal stake in the Estate and its facilities, which are part of their investment.

The Homeowners Excom does not wish to introduce fines and penalties for breach of these rules. We therefore appeal to all Homeowners to ensure compliance. We reserve the right to introduce fines and penalties in the future if necessary. These rules intend to foster good neighbourliness between homeowners and tenants without creating unnecessary bureaucracy.

The Management Committee reserves the right to make exceptions or revisions to these Rules under certain circumstances or as may be deemed necessary from time to time

Building, alteration and repainting regulations are in the Building Manual and Rules for Builders and Building Contractors.