

BLYDE WILDLIFE ESTATE HOME OWNERS RULES, BUILDING RULES AND ARCHITECTURAL GUIDELINES

1. General

- 1.1 The objective of the Blyde Wildlife Estate Home Owners Association (hereinafter referred to as the HOA) is to provide a high quality rural lifestyle for residents within a natural wildlife estate (hereinafter referred to as the ESTATE)
- 1.2 The Home Owners Rules consist of the rules as contained in this document, as well as the terms and conditions (where applicable) of the Deed of Sale of any first time PURCHASER in the ESTATE as well as all the conditions as contained in the Statutes of the Blyde Wildlife Estate Owners Association (incorporated in terms of Section 21)

The Home Owners Rules will be administered by the HOA and in respect of the interpretation of these rules, the decision of the HOA will be final and binding on all parties.

- 1.3 The Home Owner's Rules may be amended from time to time by the HOA.

2. Use of Property

- 2.1 Notwithstanding the fact that a member of the HOA is the registered owner of a property in the ESTATE, is use of the ESTATE outside of his property, is restricted to the following:
 - 2.1.1 Walking on the hereinafter mentioned areas of the ESTATE is restricted to members and their direct family and visitors under their control and excludes their servants.
 - 2.1.2 All residents can walk around on the road network.
 - 2.1.3 All residents can visit and walk on the (1) communal area on the eastern side of the ESTATE, (2) the fishing and picnic area and (3) the public area bordering on the Blyde River, as clearly indicated on the sketch marked annexure "A" which is annexed to these rules and forms an integral part thereof.
 - 2.1.4 Routes to and the locality of picnic spots which are reserved for certain residents only, are also indicated on annexure "A".
 - 2.1.5 The contractor's entrance and area, which will remain the responsibility of the SELLER and which is excluded from these rules, is located as indicated on annexure "A"

3. Good neighbours

- 3.1 No business activity or hobby shall be conducted on any property which will cause aggravation or nuisance to fellow residents or which interferes with the expected tranquil nature of the ESTATE without written approval from the HOA. The volume of music, electronic instruments, entertainment or activity from any of the properties should at all times be at such a level as not to cause nuisance to any other residents or wildlife on the ESTATE.
- 3.2 Washing must be screened from all roads and neighbouring

properties.

- 3.3 Refuse must be properly retained from all wildlife and collection of refuse will be on a system to be determined by the HOA from time to time.
- 3.4 Every property owner shall be responsible for the maintenance of the building area of his property only. For the purposes of these rules, the building area shall be a radius of 15 meters from the building peg, as pointed out to the initial PURCHASER.
- 3.5 Caravans, trailers, boats and any non permanent structures as well as equipment should be sited out of view and screened from roadways or neighbouring properties to the satisfaction of the HOA.
- 3.6 No building or garden waste may be dumped anywhere and must be removed from the ESTATE immediately by the property owners or through the refuse removal system of the HOA.
- 3.7 The HOA has the right at any time to restrict the creation of gardens, should the HOA be of opinion that they are not in keeping with the flora of the ESTATE. No non-indigenous, alien or prohibited flora shall be planted anywhere on the ESTATE.
- 3.8 The use of the designated areas of the reserve by residents, friends or family will at all times be entirely at their own risk.

4. Preservation of Wildlife

- 4.1 Nobody except on instruction of the HOA may chase, hunt, molest or in any way interfere with the indigenous wildlife of the ESTATE. Fishing will be allowed in the designated public fishing and picnic area as well as the public area below the Club House which borders on the Blyde River, and by certain individual owners at the private picnic spots as indicated on annexure "A"
- 4.2 It is a priority to all residents to prevent veld fires and to avoid creating fire hazards.
- 4.3 No disturbing noise may be created.
- 4.4 No new footpaths or new roads may be created.
- 4.5 No additional drinking points for game may be created.
- 4.6 Nobody may stay in a caravan on the ESTATE.
- 4.7 Nobody may collect or take anything from the ESTATE, including wood, flora, fauna or the remains of fauna, except that residents will be allowed to collect the natural stones lying around for building purposes, or to demarcate the boundaries of their property..

5. Refuse Disposal

- 5.1 An owner or occupier of a housing unit shall –
 - maintain in a hygienic and dry condition, a refuse bin for refuse within his housing unit.

- ensure that before refuse is placed in such refuse bin it is securely wrapped, or in the case of tins or other containers, completely drained;
- for the purpose of having the refuse collected, place such refuse bin within the area and at the times designated by the HOA;
- when the refuse has been collected, promptly return such refuse bin to his housing unit.

6. General

The drilling of boreholes is prohibited.

7. Security

- 7.1 All residents must support the security system.
- 7.2 Security protocol, especially at the entrance gate, shall be adhered to at all times.
- 7.3 Every owner must request his or her visitors and contractors to adhere to the security protocol. Formalities and rules relating to access by visitors shall be determined by the HOA from time to time.
- 7.4 The ESTATE security will be manned 24 hours a day, on a basis to be determined from time to time by the HOA.
- 7.5 Vehicle stickers must be affixed to vehicle windscreens to assist the security guards in the performance of their duties.
- 7.6 All owners and approved lessees shall be provided with security access cards of type to be determined and consistent with a security system selected from time to time.

8. Tenants, visitors, contractors and employees

- 8.1 Should an owner let his property, he shall inform the HOA in writing in advance of the lessee taking occupancy on the form to be provided by the HOA. The owner shall inform the lessee of rules of the HOA and that such lessee shall be bound by these rules. Despite the foregoing the owner shall at all times be accountable for the actions of his lessee.
- 8.2 Owners and approved lessees shall be liable for the conduct of their visitors, contractors and employees at all times.
- 8.3 A maximum of four domestic servants will be permitted to reside on each property.

9. Letting and reselling of property

- 9.1 Should an owner wish to sell his property, only the accredited ESTATE agent as appointed by the HOA may be selected to manage the sale or lease, if the owner does not conduct the sale or lease himself. The first accredited estate agent is Campfire Properties
- 9.2 The owner or the accredited agent must ensure that a PURCHASER is made aware of all the rules and constitutions applicable to the entire development. The accredited agent will forfeit 1% of his agents commission (which may not be more than 6%) in favour of the HOA.

- 9.3 The SELLER or lessor shall personally ensure that the lessee or PURCHASER is informed about and receive a copy of all documentation applicable to the control, management and running of the ESTATE, as may be applicable from time to time.

10. Administration

- 10.1 All levies are due and payable in advance to the HOA on the first day of each month and interest will be raised on overdue accounts at a rate to be determined from time to time by the HOA.
- 10.2 It is recorded that the developer of the ESTATE, Marineco 08 (Pty) Ltd is exempted from paying levies on unsold properties.
- 10.3 All levies are due and payable as set out in the agreement of sale and statutes.

11. Building rules

- 11.1 The conditions governing building activity which are set out in this document are rules adopted by the HOA and are therefore binding on all owners, their contractors and sub-contractors. Furthermore, all owners are therefore obliged to ensure that their contractors and sub-contractors are made aware of these conditions and comply strictly with them.
- 11.2 Owners must therefore include these conditions in their entirety in any building contract concluded in respect of property within the ESTATE, and all such contracts shall be required to be submitted to the HOA for prior approval.
- 11.3 The HOA has the right to suspend any building activity in contravention of any of the conditions herein, including the design guidelines, and the HOA accepts no liability whatsoever for any losses sustained by an owner as result hereof.
- 11.4 No contractor is permitted onto the ESTATE unless he has concluded a contractor's agreement with the HOA and paid the required deposit, which may be varied by the HOA from time to time.
- 11.4 A member may nominate his own contractor to undertake the building/construction provided that such contractor receives approval from the HOA and operates within the design guidelines.
- 11.5 Contractor activity shall only be permitted during the hours of 06:00 to 18:00 hours Monday to Friday
- 11.6 No contractor activity is permitted on Saturdays or Sundays without the express permission of the HOA. Specific application for contractor activity during private time, must be lodged with the HOA and adjacent neighbours, one week prior to the proposed period of work.
- 11.7 During periods designated as private time, the contractors shall only be permitted to have one security card from the security group operating on the Estate, per site as a watchman. Such representative must

display the appropriate ID card which is obtainable from the HOA. The safety and control of any ID card issued is the sole responsibility of the contractor. The loss of such ID card will incur a penalty determined by the HOA.

- 11.8 All workers of contractors and sub-contractors must enter the ESTATE in an approved vehicle with a temporary access token, or alternatively obtain a casual employee ID card at the security gate, by lodging a valid ID document, which shall be handed back to the worker on the return of the ESTATE ID card, each day. All such workers will gain entry to the ESTATE through an entry point approved by the HOA.
- 11.9 The contractor shall provide facilities for rubbish and rubble disposal and ensure that his employees use such facilities. All rubbish and rubble shall be removed from the ESTATE by the contractor each day. No rubbish or rubble shall be burnt on the site.
- 11.10 No materials shall be off-loaded by a supplier onto road verges or roadways. All materials shall be of-loaded on a site or onto the designated yard area for the receiving contractor. Likewise the contractor shall not remove rubble, rubbish of materials to within the road verges or roadways.
- 11.11 Delivery of materials to site or to designated yards shall not be permitted during private times as defined above.
- 11.12 the area of the building site will be demarcated by rope or such other material approved by the HOA and no workers employed on the building site are permitted to leave the demarcated area.
- 11.13 The contractor shall provide portable toilet facilities for use by its workers. All toilet facilities will be maintained in a sanitary and healthy manner.
- 11.14 Contractor advertising boards may not be erected.
- 11.15 The member and the contractor shall be jointly liable for any damage to kerbs, plants, roadways and private property. Such damage shall be rectified to the satisfaction of the HOA to the cost of the owner and contractor.
- 11.16 The member, contractor and sub-contractor shall not claim at any time that they are not aware of the existence of these rules and it is incumbent upon each owner to ensure that every contractor and/or sub-contractor in his employ is aware of their respective responsibilities.

The HOA reserves the right to amend the foregoing at any time. Any changes to the foregoing shall be circularised to all owners, active contractors and newly appointed contractors and sub-contractors, in writing within seven days of a change having been approved.

12. Architectural requirements

- 12.1 Only thatch roofs will be allowed on the ESTATE and the exterior of all buildings must either be constructed of natural, unpainted stone or plastered and painted with the same product and colour which was used for the outside finish of the entrance gate.
- 12.2 Site development plans and sketches of both the proposed floor plans and the elevations of buildings shall be submitted to the HOA for consideration by its architectural revue committee. These plans shall be accompanied by a non-refundable scrutiny fee of R500.00 (FIVE HUNDRED RANDS)
- After the aforementioned plans have been approved, the member can proceed to prepare detailed design drawings and to submit same for final approval by the HOA.
- After the detailed drawings have been approved by the HOA such drawings in the prescribed form may be submitted to the local authority (Maruleng Municipality) for final approval.
- Only on final approval of the building plan by the local authority, the member may proceed with building operations.
- 12.3 No house of less than 100m_ will be approved.
- 12.4 The design and prescribed materials for the construction of the house, must be of such a nature that it will blend in with the existing structures on the ESTATE and with the natural surroundings of the ESTATE itself.