



SPRINGEBAAI ECO ESTATE

REGULATIONS

Made by the Trustees of the Home Owners' Association in terms of inter alia paragraphs 17, 34 and 38 of the Constitution of the Springerbaai Home Owners' Association.

1. APPLICATION:

- ◆ These regulations apply to the Farm Klipfontein No. 249 ("the FARM") (including the PUBLIC AREA)
- ◆ The definitions of the Constitution apply to these regulations.
- ◆ These regulations can be amended or reviewed.

2. EFFECTIVE DATE:

- ◆ These regulations are effective from 1 March 2004.

3. ETHOS OF THE ESTATE:

The ESTATE:

- ◆ Is eco-friendly;
- ◆ Has an unspoilt beach;
- ◆ Has pristine vegetation, valleys, plains and dams;
- ◆ Has large and small animals and birds;
- ◆ Conserves the *fauna* and *flora*;
- ◆ Has electric game fencing and electronic front gate access control;
- ◆ Does not have tarred roads or street lights;
- ◆ Does not have an electric power grid, but relies exclusively on solar energy, gas and silenced generators for back-up purposes;
- ◆ Is limited to 117 erven;
- ◆ Offers peace and tranquility to man and beast.

4. ROUTE FOR GAME DRIVES:

- ◆ A route has been marked out over parts of the ESTATE.
- ◆ The route is for viewing the game and vegetation.
- ◆ It is NOT an obstacle course for off-road vehicles, nor is it a race track.
- ◆ A speed limit of 30km/h is to be observed at all times.
- ◆ The route can only be traveled on foot or by a 4x4 or other suitable motor vehicle.
- ◆ Vehicles are to stay on the demarcated route.
- ◆ Animals may not be disturbed, fed, hunted or removed.
- ◆ Residents and guests viewing animals and birds must be given consideration by passing motorists.



5. GATEHOUSE:

- ◆ Gatehouse office hours are as follows:
Monday - Friday
07h00 – 18h00
- ◆ All owners' numbers are registered on the gate access system, the cell phone number to access the front gate is 073 341 4614, and members' cell number must be registered on the system.
- ◆ All HOME OWNERS have tags to access the gate.
- ◆ No access for builders or contractors after hours, public holidays and over weekends.

6. MOTORBIKES, BICYCLES AND GOLF-CARTS:

- ◆ Residents or guests arriving on motorbikes may drive to and from their house/host's house only. The motorbike may not be used for any other purpose on the ESTATE.
- ◆ No motorbike, moped, quad bike or similar engine powered type of vehicle will be allowed on the ESTATE. (Motorbikes are dealt with in bullet point above).
- ◆ The access control guard at the gate house has been instructed to refuse entry to any person driving or transporting such vehicle.
- ◆ Bicycles and mountain bikes are allowed.
- ◆ Electric powered golf-carts may be used on the ESTATE.

7. BOATS AND SKI'S:

- ◆ Members who do not have garages for boats, ski's and trailers are requested to park them at the construction camp, at own risk.
- ◆ No boats or ski's are to be launched from or may beach at the ESTATE.
- ◆ The security guard at the gate house has been instructed to request information of where the boat or ski's will be parked.

8. BUILDERS' CALENDER:

No building activities will take place:

- ◆ From 15 December to 15 January
- ◆ Over Easter week-end
- ◆ On Saturdays and Sundays

9. FIREWORKS:

- ◆ No fireworks will be allowed on the ESTATE.

10. DRONES:

- ◆ No drones are allowed over the houses, gatehouse, entrance gates, beach gates and boardwalks.
- ◆ Drones are specifically prohibited to watch the game if not agreed with the Trustees and written permission obtained, signed by the Chairperson.



- ◆ The objective is to allow for privacy of owners that come to Springerbaai to enjoy the peace and tranquillity.

11. GENERATORS

- ◆ Generators used by builders will be allowed from 07h00 to 17h00 on days excluding the days in 8 above.
- ◆ **ONLY Silenced** generators at houses may be used by home owners from 10h00 to 13h00.

12. ALARMS

- ◆ **The Springerbaai Constitution refers:**
- ◆ 18.2.9. that no Registered Owner shall, without the prior written consent of the TRUSTEES:
- ◆ 18.2.9.4. do or suffer to be done on the Erf registered in his name or in the Public Area anything which in the opinion of the TRUSTEES is noisome, unsightly, injurious, objectionable or detrimental, or a public or private nuisance or a source of damage or disturbance to any owner, tenant or occupier of any other property in the DEVELOPMENT in which the Erf is situated;
- ◆ Alarms may be disturbing to our wild life and a balance between security and the environment should be achieved. Ongoing noise (ringing of alarms) that is not attended to, is not a deterrent, rather an annoying and a nuisance and in breach of the Constitution.
- ◆ The following rules apply:
 - The alarm systems may not make noise that is audible outside the home
 - Alarms must be linked to a response unit
 - Alarms must be set that it does not ring for more than 5 minutes

13. OUTDOOR OR EXTERNAL LIGHTS

- ◆ There are no street lights in the Estate.
- ◆ Outdoor lights are only to be switched on when required and must not be left on indefinitely.
- ◆ The objective is to allow darkness to cover the Estate after sunset so that animals could roam freely and the stars are clearly visible to all.

14. INDEMNITY

- ◆ All persons enter the ESTATE at their own risk and on condition that the Home Owners' Association shall be indemnified from any liability arising from any injury sustained or damage suffered on the ESTATE.



15. USE AND RENTING OF HOUSES

- ◆ Should the owner not be present in person, there may not be more than ten persons (be they guests, friends or tenants) in a house.
- ◆ No guest house, “Bed & Breakfast” or inn may be operated in any house in the ESTATE.
- ◆ A house may not be rented out on a full-time basis (i.e. for commercial purposes).
- ◆ A house may be rented out on the following basis :
 - the whole house must be rented out;
 - to a group of not more than ten persons;
 - the owner remains responsible for the conduct of tenants and shall ensure that they comply with the Constitution of the Home Owners’ Association, Regulations and Rules of Conduct;
 - the owner remains responsible for the maintenance of his house and the payment of levies;
 - the owner shall inform the Estate Manager in advance of every agreement of lease, identity of the tenant, date of arrival and date of departure, as well as of the extension of any lease;
 - The agent must collect the access card from the gatehouse to allow access for the guests. There is a R350.00 deposit required for the access card and R300.00 is refundable, R50.00 is for an admin fee;
 - Agents must explain the rules as set out in this document to the tenant/s and ensure and that the original is handed in at the Springerbaai office.
- ◆ Where **owners are renting their houses** without making use of a renting/estate agent the following rules apply:-
 - All the rules as set out in paragraph 14 above PLUS:
 - Owners must ensure that tenants receive these rules in writing BEFORE the tenant occupies the house.
 - The original signed copy of the WAIVER AND INDEMNITY document must be handed to the Springerbaai office during office hours, on arrival of the tenant at the Estate.
 - Access cards are available ONLY DURING office hours.
 - House keys can be left in the safe deposit boxes provided for this purpose.
 - A separate Tenant Key deposit box/safe must be used for this purpose. Tenants may not have access to the Owner Key deposit box/safe.
 - Under no circumstances may keys or access cards be left at any place other than the safe especially NOT outside the main entrance gate.
 - Owners can request that tenants be added to the Springerbaai Security WhatsApp group for the duration of their stay.
 - Owners may phone the gate to arrange access for tenants after office hours provided that the signed documents have been handed in/mailed to the Estate Manager and the arrival date and time is confirmed.
 - Arrival and departure times of tenants outside office hours will be logged in a Tenant register.



- Tenant's access will be revoked if the signed documents are not in place PRIOR to the planned visit.
- Tenants not adhering to any of the regulations will have to vacate the rented house immediately. The Estate Manager will give the tenants 3 hours to vacate.
- The HOA will not be liable for any rent forfeited due to tenants' early vacation.