

SPRINGERBAAI HOUSE RULES



Interesting facts about the Estate

The original farm belonged to the Muller family and was developed by three visionaries. Their dream was to create a unique place where you can experience the unspoiled view of the ocean, the wide-open skies, pristine veld and the animals habiting these pastures. Houses are built to have minimum impact on the veld and the animals, allowing us to, almost, become one with nature; respecting what nature is giving mankind, and whilst also respecting the right of others to enjoy the same...It is a private development, approved by Cape Nature Conservation and managed by the Springerbaai Homeowners' Association ("HOA").

We value the uniqueness of our Estate and know you will too! Breaching of our rules will result in a fine, please read them

The Estate is **Eco-friendly**; it

1. has an unspoilt beach;
2. has indigenous vegetation, valleys, plains and dams;
3. has large and small animals and birds;
4. conserves our *flora en fauna*;
5. has electrified game fence and electronic front access gate;
6. does not have tarred roads or street lights;
7. does not have an electric power grid, but relies exclusively on solar energy, gas and silenced generators for back-up purposes;
8. is limited to 117 erven
9. offers peace and tranquillity to man and beast.
10. No Pets Allowed.

Please understand the impact of your conduct on our veld and animals—we request that you adhere to our rules.

1. Plants and trees may not be uprooted or removed.
2. Animals may not be disturbed, fed, hunted, or removed.
3. The game route is for viewing plants and animals: speed limit 30km/hour.
4. No building operations to take place on Saturdays, Sundays, over Easter weekend and between 15 December and 15 January.
5. No contractor (of any kind) is allowed on Saturdays, Sundays, over Easter weekend and between 15 December and 15 January if you are not personally onsite to oversee the work.
6. The following are prohibited: dogs and pets, motorbikes and similar vehicles, boats, jet ski's, fireworks, external fires. *Fires to be made in internal fireplaces only*, and ash NOT thrown in the veld.
7. Homeowners may use silenced generators from 10:00 to 13:00.
8. Outdoor lights must be switched off when not sitting outside.
9. Respect other residents and keep the noise levels down.
10. Drive carefully and stay on the roads: beware of children, animals, and construction vehicles.
11. Do not exceed the speed limit of 40km. You will be able to drive comfortably over the speed humps at appr 35km/h - this is to ensure your own safety and that of the animals - some so small you can easily miss them like the beautiful Leopard tortoises in summer.
12. The sea has gullies which could pull bathers into the sea: be on the lookout; do not swim alone. Familiarise yourselves with the use of the Rescue Buoys.

IMPORTANT TO NOTE

Refuse bags must be dropped off in the refuse chamber at the construction camp, 2. Toilets have septic tanks: do not throw foreign objects into the toilet as this will cause blockage and damage to the system. 3. Never open the entrance gate to anyone other than your visitors or contractors - never do so if you are not on the Estate. This is a security risk and breaching of this will be taken seriously by the HOA

We invite you to try the following:

1. Visit the Bird Hide, take a picnic basket with and don't forget your camera and binoculars!
2. Though there is small road and parking we suggest you walk as this will not scare the game and you will have the opportunity to appreciate the tranquillity and peace the Estate offers but stick to the main road and be mindful of snakes and the holes made by the moles.
3. Switch off your outdoor lights at night - you may be rewarded by a visit from one of the many night birds.
4. Sit outside at night and experience the amazing night sky - see if you can spot the "Suiderkruis". South may not be where you think it is!
5. Go the beach early morning and watch the beautiful sunrise. You will probably be the only one on the beach.
6. We have 3 "Uitkyk" decks – 2 at the Main beach parking area and one in Phase 1. Enjoy the view from there. See if you can spot dolphins or the whales!
7. Be respectful of fellow visitors—they may want to enjoy the peace and tranquillity, so keep your curtains closed, outdoor lights off and noise levels down.

Visit our website: www.springerbaai.co.za

Email: springer@intellect.co.za In case of any enquiry, danger or crisis, phone the Estate Manager, Talitha Venter, at 082 418 7844. You can also ask her to be part of the Springerbaai Security WhatsApp group during your stay.

WE ARE PLEASED TO WELCOME YOU
TO OUR ESTATE. ENJOY YOUR STAY!