



THORNY BUSH ESTATE

HOME OWNERS ASSOCIATION
RULES & REGULATIONS

INTRODUCTION

- The main objective of the development of Thorny Bush Estate is to provide a unique lifestyle in a very special environment.
- The intention of rules and procedures is for the protection of such an estate and the environment.
- Harmonious community living is achieved when residents use and enjoy their private property as well as the public areas of Thorny Bush Estate, in accordance with the letter and spirit of the Rules of Conduct.
- General consideration of all residents by and for each other will greatly assist in assuring harmonious relations on Thorny Bush Estate.
- The prime objective of these Rules and Regulations is to preserve and enhance the security, aesthetics and environment.
- The rules have been established in accordance with:
 - Memorandum of Incorporation of the Company not having a share capital (otherwise known as the Home Owners' Association), and
 - Offer to Purchase ("OTP") agreement.
- Other documents that must be read in conjunction with the Thorny Bush Estate Rules are:
 - Memorandum of Incorporation
 - Security rules & regulations
 - Aesthetic rules & regulations
 - Builders code of conduct
 - Memorandum of Understanding
- These rules are binding upon all occupants of Thorny Bush Estate, as is any decision taken by the Executive Committee Members of the Home Owners' Association, in interpreting these rules.
- The registered owners of the properties at Thorny Bush Estate are responsible for ensuring that members of their families, their tenants, visitors, friends and employees abide by these rules.
- These rules are subject to change from time to time at the discretion of the Executive Committee Members.
- The decision of the Executive Committee Members is binding in respect of the interpretation of these rules.
- Residents and / or home owners and their families, friends and visitors, tenants and employees are also subject to the Rules of Conduct of the Kameeldoring Golf Club when their amenities are enjoyed.

RESPONSIBILITIES

- The owners / occupants / residents are responsible for governance of the rules and procedures of their households and visitors. The Owners / Occupants of Thorny Bush Estate are responsible for self- governance of the rules and procedures of their households and visitors.
- The Home Owners Association (“HOA”) will only intervene if there is disregard for the rules and procedures.
- Fines may be implemented on the transgressors by the Board of Executive Committee Members for non- conformance of the rules and procedures.
- The owner / member is to ensure that his / her improvements comply with the National Building Regulations and requirements of the local authorities.
- The owner / member is to ensure that the survey pegs are in accordance with the title deed prior to any construction activity.
- The owner / member has a duty to provide lateral support to adjacent stands where buildings are constructed in a cut.

ACCESS AND SECURITY

- Thorny Bush Estate will be manned by security 24 hours a day, and patrolled on a random basis where possible; security will contact the owner before entering his / her property.
- All Owners and Residents are required to provide the HOA with a registered e-mail address or cellphone number. Owner and Resident should notify, the HOA of changes of such numbers.
- Security will only make use of the owner/ resident contact number/s provided to them by the HOA office. No alternative number given by any visitor will be used to confirm access.
- It is mandatory for everybody working or residing at the Estate to be enrolled on the access system in order to have access through the electronic booms and turnstiles.
- Security protocol at the gate must be adhered to at all times. Under no circumstances may residents or any person other than the security personnel and Executive Committee Members be allowed into the Gate House.
- It is in the best interest of all residents that no food or gifts are offered to security guards while they are on duty. Should anyone wish to make a gift or donation to any guard or staff-member, residents are requested to contact the HOA office for assistance through the appropriate channels.
- Subject to instruction from the HOA office vehicles may be search from time to time.

- All owners must request visitors to adhere to security protocol and residents are requested to always treat the security personnel in a co-operative manner. Any visitor or contractor who is found to abuse the security staff could after investigation be banned from future entrance to Thorny Bush Estate. Any resident who is found to abuse security staff could be fined 2x (double) the prevailing levy.
- All attempts at burglary or instances of fence jumping must immediately be reported to a member of the security staff and / or Security sub-committee and/or HOA office personnel.
- The security center at the gatehouse should be advised in advance of pending arrival of visitors where possible, in particular details of vehicle registration numbers and property to be visited should be provided.
- Notification forms available at the guard house must be filled-in.
- Residents on the perimeter fence must advise any visitors of the risks or dangers pertaining thereto.
- No residents may issue instructions to Security Personnel. Only the security sub- committee may give instructions. Residents may report security issues to the HOA administrator.
- Tags may not be utilized by anyone other than the Home Owner and registered user, nor may they be loaned to other persons. Improper use of access tags, if applicable will result in their confiscation. The HOA must be informed urgently if a tag is lost or stolen.
- Should any owner let his property, he shall notify the HOA in writing in advance of occupation, the name of the lessee, and the period of such lease. The owner shall inform the lessee of these rules. Should the tenants move out, it is the responsibility of the owner to inform the HOA of the status change.
- The occupants of any property within Thorny Bush Estate are liable for the conduct of their visitors, contractors and employees, and must ensure that such parties adhere to the House Rules.
- All owners must ensure that contractors in their employ have registered at the HOA office prior to commencement of work, and that they adhere to the stipulations of the contractor's code of conduct at all times. Failing to adhere will result in the owner being fined 2x (double) the prevailing levy.
- Security surveillance cameras are installed at various places which are monitored from the HOA office and the Security guard room at the main gate.
- This includes the movement of all vehicles and people entering and exiting through the access points.
- The estate is surrounded with a high voltage electric fence couple with an intrusion detection system which is monitored from the Security guard room at the main gate.

- The electric fence is open on the inside of the estate and is equipped with sufficient warning signs to warn people to stay away. People working or residing on the estate must treat the fence as live at all times.
- Security is an attitude. Be aware that you need to enforce and apply security to make it work. Do not hesitate to question suspicious persons not displaying formal identity cards.

ROAD AND ACCESS GATES USAGE

- The entry and exit lanes are each equipped with electronic booms. People using these lanes must take care not to idle too long in front of a boom and should proceed immediately once the boom is open.
- The roads in Thorny Bush Estate are considered to be public roads and should be treated as such. All roads on Thorny Bush Estate are subject to the relevant road traffic ordinances or by-laws.
- Road users in Thorny Bush Estate are obliged to not exceed **30km per hour** and to obey the road safety signs. Ignorance of road safety signs or reckless driving will be dealt with in a serious manner. Guilty parties may be heavily fined.
- Save for the above, the local Road Traffic Ordinance regarding road and street usage will apply.
- Parents are responsible for ensuring that their children are made aware of the dangers relating to the use of streets and must take responsibility for their children's safety.
- Engine powered vehicles, e.g. cars, motorcycles and golf carts are permitted to drive on the streets of Thorny Bush Estate only. Parks and pavements are off-limits.
- Only licensed drivers may operate and drive battery or engine-powered vehicles in the streets or anywhere else on Thorny Bush Estate.
- Golf carts may according to law only be operated by persons 16 years and older.
- Pedestrians and golf carts will cross streets at designated crossings on Thorny Bush Estate. Pedestrians, Golfers, Golf carts and animals shall at all times have the right of way on and about the estate. Motorists are reminded always to approach crossings with caution.
- Vehicles may not be parked in the road.
- The use of motorcycles or other vehicles with noisy exhaust systems save for entering or exiting from Thorny Bush Estate, is prohibited. Any persons not complying will be fined with a double levy for a 1st offence, triple levy for a 2nd same offence 10 x levy for subsequent similar offences.

ENVIRONMENTAL MANAGEMENT

- No rubble or refuse should be dumped or discarded in any public area, including the parks, streets, sidewalks, lakes, dams, or vacant stands.
- Residents and their guests are urged to leave any open space they visit in a cleaner condition than which it was found in. Residents could develop a habit of picking up and disposing of any litter encountered in the open spaces.
- No picnicking or fishing allowed in the open areas.
- Flora must not be damaged or removed from any public area.
- Fauna of any nature must not be chased, trapped or harmed in any way, in any area of Thorny Bush Estate.
- Residents shall maintain a high standard of garden and pavement maintenance.
- Residents should ensure that declared noxious flora are not planted or allowed to grow in their gardens. Vacant stands must be kept clean on a regular basis to the satisfaction of the HOA, failing which, the HOA reserves the right to clean the stand at the owner's expense. The resident's levy account will be debited with such costs.
- Floodlights must be adequately screened so as not to cause discomfort to neighbors or passing vehicles.
- The residents' use of any open space areas is entirely at their own risk at all times. The HOA will entertain no claims for damages of whatsoever nature of whatsoever cause arising.
- Protection of Fauna: Penalties for snaring, 6x the prevailing levy per household. The property owner will also be responsible for any additional costs associated with the replacement or treatment of injured fauna. If found to be guilty the involved persons could be handed over to the police for criminal prosecution.
- Feeding of animals is prohibited.

NEIGHBOURLINESS

- Any business activity or hobby that could cause aggravation or nuisance to fellow residents may not be conducted from any property. This includes auctions, jumble sales, slaughtering animals etc.
- No functions at residences is allowed if it cannot be hosted within the confines of the main residential building on a stand. No marquis tents, portable toilettes or temporary structures for hosting social functions / events will be allowed anywhere on the estate. Residents are encouraged to use facilities at the clubhouse for such functions. The facility must be reserved with the club manager in advance. A fee will be payable to the golf club.
- No business may be conducted from home without the written consent of the HOA. All owners / tenants wishing to conduct businesses from home have to apply to the HOA in writing. Such business operations must adhere to the criteria and conditions as specified by the HOA and to local municipal bylaws and regulations.

- The business area may not exceed a maximum of 60 m² or 20% of constructed floor area, whichever is lesser. Approval will be for a maximum of two years after which a new application should be made to the HOA.
- The volume of music or electronic instruments, partying and the activities of domestic helpers should be kept at a level so as not to create a nuisance to neighbors. The mechanical maintenance and the use of power saws, lawn mowers, and the like (electric mowers are preferred), should only be undertaken between the following hours:
 - Monday – Friday 07:30 – 17:00
 - Saturdays 08:00 – 15:00
- No Fireworks may be set off within the boundaries of the estate or the golf course. Perpetrators will be heavily fined.
- Washing lines must be suitably screened from streets and neighboring properties.
- Refuse and refuse containers may not be placed on the street, but removed to the refuse site.
- Advertisements or publicity material may not be exhibited or distributed unless the consent of the HOA has been obtained.
- Owners must ensure that domestic workers and other employees do not enter restricted areas in Thorny Bush Estate. Domestic workers and or other employees whom are not registered at the HOA office must be escorted by the owner to and from the main gate.
- In the event of complaints, the parties involved should attempt to settle the matter between themselves, exercising due tolerance, reasonableness and consideration. Where a dispute cannot be resolved, and in particular a dispute between neighbors, the procedure to follow shall be the following:
 1. Written submissions will be made by the parties involved in the dispute to the Executive Committee Members of the HOA;
 2. The Executive Committee Members may, at their sole discretion, decide as to whether the Executive Committee Members will attempt to resolve and / or refer the matter to the Community Schemes Ombud Service (CSOS);
 3. In the event that the Executive Committee Members are of the view that they are willing to attempt to resolve the matter, the decision of the Executive Committee Members shall be binding in respect of the resolution of the dispute;
 4. In the event that the Executive Committee Members are of the view that they are not prepared to attempt resolving the matter, the Executive Committee Members may either:
 - a) Inform the parties involved that the Executive Committee Members are not prepared to attempt to resolve the matter and advise the parties to resolve the dispute themselves and / or by legal action and / or by assistance of CSOS; or
 - b) The Executive Committee Members may refer the matter to CSOS, at the Executive Committee Members' discretion, in which event the fees charged by CSOS shall be paid in advance in equal shares by the parties to the dispute.

5. Should the matter be referred to CSOS for resolution, the Ombudsman decision shall be binding.
6. Any disciplinary process resulting from the resolution of the matter will be undertaken in accordance with the Memorandum of Incorporation read with these Rules.

GENERATORS

- Any installation of a generator, whether purchased or rented and irrespective of output or portability, requires approval from the HOA.
- Approval from the HOA can be retracted at any time should a generator causes an excessive disturbance to neighbors.
- All applications will be reviewed against the following criteria:

Location

- May not be installed on **common property** (pavements or roads)
- May not be visible from the road. Planting or other screening may be required.
- All fuel to be stored in leak-proof/airtight containers specifically designed for such storage e.g. Jerry Cans.
- Potential for noise disturbance – whilst it is accepted that generators are noisy, attempts should be made to position them for minimum impact on neighbors.
- Sufficient ventilation to prevent fumes build-up is required. If the unit is not to be used externally then full details will be required of venting in accordance with National Building Regulations.

Operating times

- Generators may not be operated between 22:00 and 05:00

Requirements for approval – portable generators

- This applies to small portable generators that are not connected into the existing electrical circuits / distribution board but merely have an extension cord that electrical appliances may be plugged into:
- A site plan showing the location of intended operating position including proximity to boundary wall needs to be submitted for approval prior to use to assess fire safety.

Requirement for approval – permanently connected generators

- Any generator that is intended to be permanently connected into the existing electrical circuits/distribution board must be installed by a qualified electrician and the appropriate compliance certificate issued, A

copy of the certificate must be submitted to the HOA who will attach this to the approved site plan.

- Application for approval of permanently connected generators will be referred to the Aesthetics committee.
- A Site plan showing the location of the intended position including proximity to boundary walls needs to be submitted for approval prior to installation.

ANIMALS

- Only domestic animals posing no danger, noise or odours may be kept. No livestock or poultry may be kept.
- The local authority by-law, relating to pets will be strictly enforced.
- 2 dogs and 2 cats will be permitted.
- No breeding of any animals is allowed on the Estate.
- The yard where the dogs are kept must be properly fenced-off to ensure that the dogs cannot exit/escape the property at all.
- The fence must be at least 1,8m high.
- The dogs may never cause harm or present a danger to the fauna, flora or residents at the estate.
- Residents must keep pets under control at all times so that they are not a nuisance to Thorny Bush Estate. Pets may be removed in the event where they are a nuisance and will be impounded at the SPCA or similar facilities.
- Pets are not permitted to roam the streets or golf course. Dogs must be kept on a leash in all areas (outside of its yard) at all times.
- Should animal excrement be deposited in a public area the pet owner shall be responsible for the immediate removal thereof.
- Every pet must wear a collar with a tag indicating the name, telephone number and address of its owner. Owners whose dogs stray will be fined 2x (double) the prevailing levy. Stray pets without identification tags will be apprehended and handed to the SPCA.
- The HOA reserves the right to request the owner / tenant to remove his pet should it become a nuisance on Thorny Bush Estate.

APPEARANCE AND GARDENING

- Each stand owner is responsible for maintaining the area between the curb and the boundary of his property in a clean and pleasing condition. The HOA can compel the owner or tenant to improve the aesthetic appearance of his or her area when deemed necessary, at the cost of the owner.
- Garden fences and / or walls and outbuildings forming part of the street scape should be regularly maintained and painted where necessary and must comply with the standards of the aesthetics committee of the HOA.
- The HOA has the right to effect repairs at the cost of the owner should it be considered necessary.
- Building material may under no circumstances be dumped on the sidewalks or

streets. The owner will be liable for all damages and removals in this regard.

- No trees, plants or sidewalk lawn may be damaged, removed or planted without the permission of the HOA.
- The planting of indigenous trees and shrubs is recommended.
- Planting should not interfere with pedestrian traffic or obscure the vision of motorists.
- Trees should not be allowed to obstruct the view enjoyed by neighbors, except where protected trees are preserved according to the EMP.
- No Wendy Houses or tool sheds may be erected. If the owner refuses to comply, the HOA or their agents may enter the property and remove such structures at the cost of the owner. Any structures must be erected in accordance with building rules.
- Equipment, tools, engine and vehicle parts, as well as accommodation for pets, should be located out of view and screened from neighboring properties and the street.
- No property may be secured with razor wire or similar fencing during or after the construction period.
- Building sites visible to the road must be screened from view. Screens must be erected using **80% strength GREEN** shade cloth, and be attached to either:
 - gum poles that are 125mm in diameter (1.5 to 2m in length), or
 - metal poles/stakes (1.5 to 2m in length)
- Poles must be securely driven into the ground and all be of the same height. Screening must be a minimum of 1.5 meters high and must be pulled tight between the poles.
- Screening must be in place from the time building activities start, and be left neat at the end of every day. Failure to comply will result in a penalty being levied.
- Residents on the perimeter wall are responsible for keeping any overgrowth clear of the electrified fence.
- Only black monkey proof wheelie bins are allowed to be used for domestic refuse.
- Garden refuse should be bio-degradable and no large branches are allowed.

VANDALISM

- The HOA has a zero-tolerance approach to vandalism (damage) of property.
- The following action will be taken against the perpetrators of any such acts:
 - All damages will be restored at the perpetrator's or his/her parents' expense in the case of a minor.
 - Should damage be caused to the property of an Owner within the Estate, the HOA will provide the owner and resident with all the information at its disposal with regards to such damage. Any legal action will then be at the decision of the Owner.

- The HOA will not be held liable for any legal action or legal costs that may occur in any vandalism event.

ELECTRICITY AND WATER

- Upon applying for a building permit the HOA will instruct their appointed qualified electrician to install a smart electric meter box. The cost thereof will be for the owner's levy account.
- This is a pre-paid meter system hosted by a company called **Remote Metering Solutions**.
- The water readings will be done manually and imported onto the smart wallet.
- The HOA shall not be liable for damages, expenses or costs caused to Residents for any interruption in supply.
- Under no circumstances shall any rebate be allowed on any account for water supplied and metered in respect of water wasted due to leakage or any other fault in the erf installation.
- No person shall in any manner or for any reason whatsoever tamper or interfere with any meter or service connection or service protection device or mains supply. Perpetrators will be fined R 20 000.00 immediately payable. The smart wallet account will be suspended up until this fine is settled.
- No person, other than a person specifically authorized thereto by the HOA in writing, shall directly or indirectly, connect, attempt to connect or cause to be connected any installation or part thereof to the mains supply or service connection.
- The HOA may, without notice, disconnect any ERF temporarily for purposes of effecting repairs or carrying out tests, or for any other legitimate purpose.
- Collection of rainwater is permitted, provided that the design of such method is permitted in terms of the guidelines and approved by the HOA.
- The HOA shall not be liable for damages, expenses or costs caused to residents due to flooding on excess storm water.

CONDUCT RULES REGARDING ADMINISTRATION WITHIN THORNY BUSH ESTATE

LEVIES

- Levies, including VAT, will be paid as follows:
 1. Erven: as per amount approved in the latest AGM
 2. All levies are payable monthly in advance before the last day of every month.
- Arrear levies will attract interest of 15,5% (fifteen and a half percent) per annum.
- Further penalties or legal action, to be determined from time to time will be imposed on owners with accounts in arrears for 60 days or longer. The HOA shall be entitled to recover from the defaulting Home Owner all legal costs

incurred on the attorney and own client scale.

- The HOA Executive Committee has the right to fine transgressors where any of the rules as stipulated by the HOA from time to time have been broken or infringed upon. Such fines will form part of the levy and shall become due and payable on the due date of payment of the levy. Disciplinary action will be undertaken in serious infringements of the Rules.
- The HOA Executive Committee has the right to offer discounted schemes for levies paid annually in advance.

- The following penalties will apply to Home Owners in arrears:
 - Voting rights at any meeting will be revoked.
 - Golfing benefits will be suspended.
 - Smart Wallet (electricity purchases only) will be suspended. A suspension fee will apply.
 - Contractors access will be suspended if the home owners property is still under construction. A suspension fee will apply.

WARNINGS AND PENALTIES

- Warning and penalties are issued according to the Estate Rules Penalty Chart.
- The penalty's will be added to the owner's levy statement.
- Should the owner not agree with the penalty a written appeal maybe submitted to the administrator within 30days from date of being issued but the fine must be paid in the meantime.
- The HOA shall investigate (in such manner as it deems fit) written complaints received from residents relating to the behavior and/or conduct of other residents and persons on the estate and shall take necessary steps with regard thereto as it may deem fit.
- The HOA shall be entitled on its own initiative to investigate the conduct of any person or persons and to take such action as it may deem fit, whether or not complaints are received. If any person contravenes or fails to comply with any of the provision of these estate rules or any conditions imposed by or directives given by the HOA in terms of these estate rules, the Administrator shall be entitled (without limiting any other rights afforded to the Administrator in terms of these estate rules) to impose a fine as may be approved by the HOA from time to time on the person concerned.
- If the person concerned is a family member, guest, tenant or other invitee of a member, that Resident will be liable for payment of such fine. Any fine imposed on a member and/or his family members, tenant, guest or other invitee shall be deemed to be a debt due and payable by the Resident concerned to the HOA forthwith on demand.

TENDERS

- Tenders mandated by the HOA such as building, landscaping etc. will be prepared from time-to-time.
- A service contract between the supplier and the HOA must be reviewed annually.

WAIVER

- No party and / or resident shall have any claim of whatsoever nature for damages against the HOA as a result of a decision taken by the HOA regarding the interpretation of these rules.
- A general indemnity as against damages resulting from injury, death or damage will apply to resident and guests on the estate alike.

RESELLING AND LETTING PROPERTY

- The concept of this Estate imposes certain restrictions on the manner in which estate agents may operate herein. In order to ensure that the rules applicable to Thorny Bush Estate, which regulate property ownership and occupation of the premises on Thorny Bush Estate, are made known to new residents, the following rules relating to the re-sale or letting of property shall apply:
 1. Should an owner want to sell or lease his property, only a registered estate agent may be selected to manage the sale or lease, safe from private sales.
 2. The Agents may only operate on a “by appointment” basis, and must personally accompany a prospective purchaser or lessee, except on show days or show weekends. Agents are not permitted to erect any “for sale” or “show house” or “to let” signage boards without the permission of the HOA. Unapproved signage will be removed without notice.
 3. The registered agent and the owner must ensure that the buyer and / or tenant is informed of and receives a copy of these Rules. These rules must be attached as an annexure to any lease agreement. The rules will automatically form part of the Thorny Bush Home Owners Association OTP.
 4. The approved Offer to Purchase template must be utilized exclusively. A copy can be sourced from the HOA office upon request.
 5. A copy of the signed OTP must be submitted to the HOA upon request for a clearance certificate prior to the transfer.
 6. The HOA reserves the right to withhold such certificate should the Seller’s levy account be in arrears.
 7. The Purchaser acknowledges that as a condition of sale he is obliged upon registration of the property into his name to become a

member of the HOA and agrees to do so subject to the Memorandum and Articles of Association of this body.

8. Conditions of Title as adopted by the developer and Executive Committee of the HOA will be applicable to every deed of transfer.;
 9. The Seller shall be entitled to procure that, in addition to all other conditions of title and / or subdivision referred to, the following conditions of title be inserted in the Deed of which the Purchaser takes ownership to the property:
 - *“Every owner of the erf, or any interest therein, or any unit thereon, as defined in the Deeds Registry Act and / or Sectional Title Act, shall become and shall remain a Member of the HOA and be subject to its constitution, until he ceases to be an owner as aforesaid.”*
 - *“Neither the erf, or any interest therein, nor any unit thereon, shall be transferred to any person who has not bound himself to the satisfaction of such Association to become a Member of the HOA.”*
 - *“The owner of the erf, or any interest therein, or any unit thereon, shall not be entitled to transfer the erf or any subdivision thereof, or any interest therein, or any unit thereon, without a clearance certificate from the HOA which certifies that the provisions of the Articles of Association of the HOA have been complied with.”*
- The terms “HOA” in the aforesaid conditions of title shall mean the Thorny Bush Estate Home Owners Association (Incorporated Association not for gain).
 - The Lessee acknowledges that, upon occupation of the leased premises, he and his family, his visitors and servants shall adhere to all rules and regulations as contained in this document.
 - Where tenants continuously breach the rules of Thorny Bush Estate the owners will be held liable for the maximum fine allowed under these rules. This clause must be written into the lease agreement.
 - Under no circumstances will any part of the property be sublet.
 - No property may be let or utilized for the purpose of a commune. 2 Persons per approved bedroom will be allowed.

Kameeldoring Country Club

- All members to familiarize themselves with the MOU (Memorandum of Understanding)
- Members must adhere to club's code of conduct at all times. A copy of this can be obtained at the club's office.
- Members must make use of the driving range and putting green for practicing purposes. Alternatively, a game must be booked and paid for at the Pro-shop.
- Members may access the course for walks from: 17:30 in Spring and Summer and 17:00 in Autumn and Winter.

GENERAL DISCLAIMER

Any person wishing to enter Thorny Bush Estate and / or make use of the facilities / Private Open Spaces in the Estate does so at his / her own risk. The Thorny Bush Estate Homeowners Association and the individual registered Owners, their agents, employees and appointees, shall not be liable for any death, injury, loss or damage sustained by any owner or any other person or their property arising from any cause whatsoever,

including without limitation thereto, the negligence of any of the above persons or the intentional acts of any agents, employees and appointees. Without in any manner derogating from the above, all entrants to the Estate make use of the streets, parks and other facilities thereon, whether public or private, at his / her own risk. Whilst every effort is made to secure and monitor the Estate, the Homeowners Association and individual registered Owners, all their agents, employees or appointees shall not be deemed to have warranted the safety of any owner or other persons or their property (whether moveable or immovable) on the Estate.

WARNING

The Estate has a security system comprising perimeter security, access control and physical patrolling. The system has a detection purpose only. It serves as a deterrent and is not guaranteed to prevent any intrusion into the Estate. The fence on the perimeter is electrified and could cause injury if touched.
