



THE STEENBERG HOMEOWNERS ASSOCIATION
STEENBERG ESTATE RULES

1. Introduction

Steenberg Estate has been designed to provide a gracious, elegant and secure lifestyle for its residents. The intention of the Board of Trustees ("the Board") of the Steenberg Homeowners Association (hereinafter referred to as "the Association"), in preparing these Rules was that of protecting and enhancing this lifestyle.

These Rules have been established by the Board in terms of the Memorandum of Incorporation ("MOI"). They are binding upon all owners and residents on the Estate as well as members of the Golf Club as are decisions taken by the Board in interpreting or enforcing these Rules.

The registered owners of properties are responsible for ensuring that members of their families, tenants, visitors, friends, service providers and all their employees are aware of, and abide by, the Rules.

The Board reserves the right to modify, amend or delete these Rules at any time and from time to time and any such modification, amendment or deletion shall be binding upon all owners and residents as soon as they have been passed by the Board.

2. Management of Rules

Notwithstanding the responsibilities allocated to the Board in terms of the MOI and the Constitution of the Steenberg Golf Club, the Board reserves the right to delegate such responsibilities, or aspects thereof, to the management of the Association. Specifically, the implementation and the monitoring of compliance with these Rules is the responsibility of management who shall also be responsible to ensure that any guests, invitees or other users of the Estate facilities abide by the Rules.

3. Use Of Roads

- 3.1 The speed limit in Catharina Avenue is 40 km/h and on all other roads on the Estate it is 35 km/h. No person shall drive any vehicle on the Estate in excess of the prescribed speed limit.
- 3.2 No person shall drive any vehicle on the Estate in a manner that would constitute an offence under the applicable road traffic ordinance. In particular, cellular phones shall not be handheld whilst driving on the Estate. All traffic control and parking signs must be observed.
- 3.3 Under aged and other unlicensed drivers may not drive golf carts anywhere on the estate.
- 3.4 Residents are requested to take note that golfers and other pedestrians will frequently cross roads at designated crossings on the Estate and that motorists should always approach such crossings with caution.
- 3.5 The operation of "off road" motorized vehicles is prohibited on the Estate. This will include dune buggies, scramblers, minibikes, scooters and any other motorized vehicle that is not licensed for operation on public roads. Golf carts are obviously excluded from this rule.
- 3.6 Permanent or overnight parking of vehicles of any type on the grassed verges on the Estate is prohibited.
- 3.7 The riding of horses on the Estate is prohibited.

4. Use of Golf Course & Common Property

- 4.1 The golf course as demarcated shall be used exclusively for the playing of golf. Residents and their guests shall refrain from using the golf course for any activity other than playing golf. In particular, residents shall ensure that their children and those of their guests do not play games or participate in any other activity on the golf course.
- 4.2 No person shall use or conduct himself in any open area on the Estate in such a manner as may, in the opinion of the Board, detrimentally affect the open area or any of the amenities thereof.
- 4.3 No person shall discard any litter or any item of any nature whatsoever anywhere on the Estate other than in the receptacles provided for this purpose.
- 4.4 No camping or picnicking shall be permitted on the Estate without the prior approval of the management.
- 4.5 The lighting of fires and barbecues in the common areas is not permitted.

- 4.6 No person shall remove, destroy or collect any plants, shrubs or trees on the Estate save with the consent of the Board.
- 4.7 Residents are cautioned that the water in the streams and the catchment dams on the Estate is not safe for drinking or bathing.
- 4.8 The use of all common property by residents and guests is entirely at their own risk.

5. Firearms and Hunting

- 5.1 The discharge of any firearm, air rifle, bow and arrow, slingshot, fireworks or any potentially hazardous projectile on the Estate is strictly prohibited save in circumstances of self-defence and/or necessity.
- 5.2 Hunting and the trapping or shooting of birds or animals without the prior approval of the Board is prohibited on the Estate.
- 5.3 Fishing may be allowed in certain designated areas with the written consent of the Board.

6. Sidewalks and Private Properties

- 6.1 The Association will maintain the area between the road kerb and the boundary of each property on the Estate. It is the responsibility of the property owner to maintain and paint, where necessary, property boundary walling.
- 6.2 Washing lines, mechanical equipment or parts thereof, accommodation for pets and television satellite dishes must be sited out of public view and aesthetically screened from neighbouring properties.
- 6.3 All caravans, trailers and boats must be parked within the boundary of the residential property and hidden from view.
- 6.4 No trees, plants or sidewalk lawns may be removed without the written permission of the Board. Any planting by homeowners on their properties should not interfere with pedestrian traffic or obscure the vision of motorists and should take into consideration the impact thereof on neighbouring properties and their occupants.
- 6.5 The Board shall have the right in its discretion to take decisions or to make rules to maintain the aesthetic appearance of the Estate.

7. Animals, Reptiles and Birds

- 7.1 A resident on the Estate shall not be permitted to keep any dangerous animal, reptile or bird without the written consent of the Board.
- 7.2 The Board shall determine the conditions from time to time under which such animals, reptiles or birds may be kept. All dogs must wear an identification tag stating the name of the owner.
- 7.3 It is the intention that no more than two pets be kept per residence. Should a homeowner presently keep more than two pets, then any pets in excess of this number may not be replaced.
- 7.4 Domestic animals must be kept within the confines of the resident's property. Residents shall ensure that their domestic animals do not foul the common property, nor the golf course, nor create a disturbance, nor become a nuisance on the Estate.
- 7.5 Dogs must be kept on a leash if they are removed from the confines of the resident's property.
- 7.6 No domestic animals will be allowed within the precincts of the Clubhouse.
- 7.7 Should an animal create an unnecessary disturbance or become a nuisance to any other person on the Estate, the management of the Association shall contact the resident and request that the disturbance or actions cease. Failing compliance, the Association may impound the animal and procure its removal from the Estate by such means as it deems fit. The Association shall be entitled to recover any costs from the resident concerned without prejudice to its right to recover any further penalty as provided for herein.
- 7.8 The owner of any domestic animal is responsible for picking up and removing any public area any form of animal matter deposited by the said animal. This rule is to be strictly adhered to.

8. General Conduct And Behaviour

- 8.1 All residents, occupiers, invitees and users of the estate facilities are obliged to consider the impact of their personal activities and behaviour on the well-being of fellow residents specifically with regard to noise.
- 8.2 The level of noise arising from loud partying, music and raucous behaviour must not cause undue or persistent disturbance to fellow residents.
- 8.3 Similarly, noise arising from motorized vehicles, pumps, swimming pool cleaning equipment, and other machinery must not cause undue or persistent disturbance to residents.

8.4 Residents, occupiers, invitees or other people using any areas of the estate for recreational purposes must not cause undue or persistent disturbance to residents and in particular shall refrain from such activities between 1230 and 1600 hours and in particular on Sundays.

8.5 Residents, occupiers, guests and users of the Estate are required to conduct themselves in an acceptable and respectful manner at all times.

8.6 No drones are allowed to operate on the Estate.

8.7 Should a resident and/or guests and/or tenants create an unnecessary disturbance to any other person on the Estate or breach the provisions of paragraphs 8.1 to 8.6 above, the management of the Association shall contact the resident and request that the disturbance or actions cease. Failing compliance, the Board will invoke the "Contravention of Rules" procedures referred to in paragraph 14 of these Estate Rules.

9. Landscaping of Residences

9.1 In order to enhance the flora of the Estate and to prevent the introduction of alien and, where possible, further exotic vegetation, residents are obliged to utilize the plant, shrub, tree and lawn species listed in the Landscaping guide which is part of the Steenberg Architectural Requirements.

9.2 All service contractors engaged by homeowners (e.g. pool cleaning, garden service) must be subject to the security protocols and procedures governing the Estate at any given time.

9.3 Landscaping must be undertaken within the integrated landscaping language of the Estate. All landscaping proposals beyond a homeowner's boundary are to be submitted to the Architectural Review Committee for approval together with a detailed plan. No permanent structure (i.e. brick/stone walls) will be permitted. Loose stones or timber poles may be used as terracing material.

Such garden extensions must adhere to the following:

- The homeowner must adhere to the approved indigenous plant list and no artefacts such as sculptures, benches and birdbaths to be installed in the extended garden.
- Where the homeowner's boundary is adjacent to a fairway, the extended garden must be within 1 meter of the out of bounds line for that fairway.
- Where the homeowner's boundary is adjacent to a common area of the Estate, the garden must not extend more than 3 meters from the homeowner's boundary and the homeowner must accept that, despite the extension, it remains a common area and is thus accessible to all residents.

- In all cases, no plantings to exceed 2 meters in height at any stage of their growth.

In any event, the Architectural Review Committee reserves the right at any time to instruct the homeowner, at the homeowner's cost, to reduce, remove or replace plantings for reasons of design discord and/or if the plants are on the list of plants not permitted.

10. Security

- 10.1 Security protocol and procedures must be adhered to at all times and residents and their guests should always treat the security personnel with courtesy and respect.
- 10.2 Any home burglar alarm system installed by a homeowner may not utilize loud sirens that could disturb or annoy neighbours.
- 10.3 Should the homeowner want to link his/her home burglar alarm to the central Estate security system, the onus will rest on the homeowner to ensure that his/her alarm conforms to, and is compatible with, the Estate security system and control room.
- 10.4 Notwithstanding the sincere efforts of the Association to assist homeowners in responding to breaches in their home security, the Association accepts no responsibility for any loss or damage incurred by the homeowner.
- 10.5 The access control procedures as laid down by the Association from time to time shall be strictly adhered to by all persons entering and exiting the Estate.
- 10.6 The North Gate entrance, off Tokai Road, shall be for the exclusive use of residents and their guests. All other persons will be required to use the South Gate entrance, off Steenberg Road. No trucks, vans or light delivery vehicles will be allowed access through the North Gate entrance unless with the prior written consent of the Board.
- 10.7 Residents are required to register and record their biological identification ("fingerprints") for the purpose of entering and exiting the Estate. If for some acceptable reason, the required biological information cannot be obtained, residents will be issued with access discs. Failing the use of biological information or access discs, residents shall be obliged to sign in the access register upon entering the Estate.
- 10.8 The Board reserves the right to change the aforementioned controls in the interests of improved security.
- 10.9 No access to the Estate will be granted to any guest of a resident unless proper authorization has been granted by the resident concerned.

10.10 Residents shall note that the perimeter fence serves as a deterrent and is not guaranteed to prevent an intrusion into the Estate.

10.11 The Estate will be patrolled on a random basis by security personnel.

11. Sale and Letting of Property

11.1 Any estate or property agent employed by a registered owner in the sale or letting of his/her property on the Estate must abide by the stipulated procedures applicable to the sale of properties on the Estate, and in particular must make any buyer or lessee aware of the Steenberg Estate Rules and any other relevant considerations applicable to occupancy of such properties.

11.2 Agents may operate on an appointment only basis.

11.3 Agents are not permitted to erect any "for sale" or "show house" or "sold" signage boards or any other boards whatsoever on the Estate.

11.4 Agents must personally accompany prospective buyers onto the property.

11.5 These Steenberg Estate Rules shall also bind any person occupying an Erf, and no registered owner shall let or otherwise part with the occupation of his/her Erf, whether temporarily or otherwise, unless the proposed occupier has agreed to be bound by the Steenberg Estate Rules. Notwithstanding this, a registered owner shall always remain bound by the Steenberg Estate Rules and be required to ensure compliance therewith by an "occupier".

11.6 An owner of a property on the Estate shall be obliged to furnish the Association (for attention of the Membership Secretary) with :

11.6.1 A copy of the agreement in respect of the lease of his/her property prior to occupation thereof by the lessee; and

11.6.2 A copy of the identity document/s or passport/s of each adult person occupying the property.

11.7 Every agreement for the lease of a property on the Estate shall contain the following clause: "The lessee shall take cognizance of the fact there are a number of important documents relating to the administration and control of the Steenberg Estate, the Association, the Golf Club and the Architectural & Building requirements on the Estate. These documents include the following:

1. The Memorandum of Incorporation of the Steenberg Homeowners' Association ("MOI").
2. The Constitution of the Steenberg Golf Club.
3. The Rules & Regulations of the Steenberg Golf Club.
4. The Steenberg Estate Rules.
5. The Steenberg Architectural Requirements.

The lessee acknowledges that he/she has acquainted himself/herself with the contents of such documents and agrees to be bound thereby."

- 11.8 The dominant use of the property is a dwelling house, for the accommodation of up to one single family and the minimum short term letting period is for a minimum period of 14 consecutive calendar days.
An administration fee will be charged to register personal details of all tenants, who must be registered on the Estate bio-metric system.
- 11.9 The rules of the Estate strictly prohibit any Member or any other person, from conducting any hotel, guesthouse or B&B business from any residential erf on the Estate.

12. Architectural and Building Requirements

- 12.1 The Steenberg Architectural Requirements annexed hereto shall form part of these Rules and homeowners and residents on the Estate shall be obliged to abide by such requirements and in particular no work shall be carried out to any property without the prior consent of the Association.
- 12.2 Building contractors working on the Estate will be required to sign a Code of Conduct thereby ensuring adherence to the applicable Rules and Regulations of the Association from time to time.
- 12.3 Building and related activities are only allowed on the Estate on weekdays between the hours of 07h00 and 18h00. Contractors will not be allowed onto the Estate on Saturdays, Sundays or public holidays without the prior written consent of the Board or unless in the case of an emergency.

13. SGC Employees and Estate Contractors Doing Private Work for Residents

SGC Employees and Estate contractors doing private work for Residents shall only be permitted under the following conditions:

1. The private work may only be done after official working hours. Any contravention of this rule constitutes a dismissible offense.
2. Similarly, the employee may not use any SHOA equipment unless authorized to do so. Any contravention of this rule constitutes a dismissible offense.
3. The employee must physically leave the estate at the end of his/her official working hours as per normal procedure.
4. Thereafter, the employee may re-enter the Estate under the same terms and conditions as a private contractor.
5. Specifically, the employee must be transported to and from the private residence on the Estate bus for which the homeowner must purchase tickets.
6. The employee must wear his own private clothing and may not wear his/her SHOA uniform while doing the private job.

7. The working relationship is between the employee and the homeowner and, under no circumstances, will SHOA be held liable for quality of work of employee and payment for such work by the homeowner.

14. Contravention of Rules

Should the conduct of a homeowner or occupier of a property on the Estate or his or her guests or a service provider to such property, in the opinion of the Board constitute a contravention or non-compliance with the Rules, then in such event such contravention, non-compliance or breach shall be dealt with in accordance with the provisions of paragraph 15 of the MOI which shall apply to such contravention, non-compliance or breach and the provisions of paragraph 15 of the MOI are accordingly incorporated herein for the purposes of giving effect to this rule.