

SKIPPERS COVE HOME OWNERS' ASSOCIATION (SC HOA)

RULES AND REGULATIONS

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1.1 INTRODUCTION

The objective of the Skippers Cove Home Owners' Association is to establish Skippers Cove as the premier property investment destination for investors and the provision of a high quality lifestyle for residents. The intention of these rules is the protection of the investment opportunities and this lifestyle by adhering to architectural standards and conserving the natural environment. Harmonious community living is achieved when residents use and enjoy their private property as well as the public areas of the Complex in such a manner as to enable other residents also to use and enjoy the facilities.

The rules will be ratified in terms of the Constitution of Association of the Skippers Cove Home Owners' Association. They are binding upon all occupants of the development, as is any decision taken by the Committee in interpreting these rules.

The registered owners of the properties are responsible to ensure that members of their families, tenants, guests/visitors, friends and all their employees abide by these rules.

These rules are subject to change from time to time.

As this is a Complex which will not be managed and controlled directly by the Local Authority, all essential services will be under the control of the Association or alternatively the appointed Managing Agent or outsource entity and will include the following:

Roads and services contained therein. The Association will be obliged to maintain the roads in the Complex.

Water reticulation: The Association will be responsible to supply and maintain potable water to the boundaries of all erven. The water reticulation system will be maintained by the Association.

Electricity will be supplied by the Saldanha Bay municipality. The Association will purchase electricity from the Saldanha Bay municipality and supply it to homeowners. The electricity reticulation system will be maintained by the Association.

A **sewage system** as specified by the developer is included in the building cost of each dwelling. Each homeowner will be responsible for the maintenance of the sewage unit on each stand and payment for use of the utility. The sewage reticulation system will be maintained by the Association.

A **refuse removal** system will be determined by the Association. The cost of this service will be added to the monthly levy.

Emergency fire-fighting services will be managed and controlled by the Association.

All **other services** that may be required to effectively manage and operate the Complex, including employees, managing agents or service providers will be employed or appointed by the Association.

1.2 ADMINISTRATION

All contributions are due and payable in advance on the first day of each and every month.

Interest will be levied on arrear accounts at the legally prescribed rate.

A further penalty of R75, 00 per month will be imposed on any account unpaid after 60 days, until such time as when the account has been paid in full.

The Members (owners) may amend or add to the rules from time to time, as may be deemed necessary to ensure the happy and orderly co-existence of occupants. Any additions will be managed in terms of the constitution.

The Management Committee has the right to fine transgressors where any of the rules as stipulated by Skippers Cove Home Owners' Association have been broken. Such fine will form part of the contribution and be due and payable on due date of payment of the contribution. This will however not jeopardize or exclude any other right of the Home Owners' Association or any other person or instance to institute action against the transgressor in terms of the Law.

1.3 ENVIRONMENTAL MANAGEMENT

The Complex will be managed according to the environmental management plan established by the Management Committee. The Management Committee will ensure that an appropriately qualified person is appointed to implement the environmental management plan.

No rubble or refuse should be dumped or discarded in any public area or on any erf.

A particular appeal is made to residents to leave all areas they visit spotless. Residents are requested to develop the habit of picking up and disposing of any litter in the common areas.

Garden refuse shall be removed by members at their own cost to an area designated by the Association for later disposal or alternatively by the Association at the expense of the member.

Flora may not be damaged or removed from any common area.

Fauna of any nature may not be hunted, teased, disturbed, chased or trapped be it by

people or by animals.

No trees or plants may be removed from any stand without the permission of the Skippers Cove Home Owners' Association.

Residents must ensure that there is no declared noxious flora on their stands.

Residents may only plant flora indigenous to the area. A list of suitable plant species will be included in the environmental management plan.

Swimming pool water may not be emptied onto the grass veldt areas but must be channeled into an underground drainage system prescribed by the Home Owners' Association.

Vacant stands must be kept clean on a regular basis to the satisfaction of the Skippers Cove Home Owners' Association, and if not maintained, the Skippers Cove Home Owners' Association Complex has the right to clean the stand at the owner's expense.

Residents may not make any excavations or remove any soil, rocks or wood from the land unless authorised by the Association.

No new roads may be made unless authorised by the Association.

Fires may only be made in a properly constructed fireplace.

No vehicle will be allowed in any part of the Complex other than on clearly defined roads or areas demarcated for vehicles.

No person shall, anywhere in the Complex, discharge any firearm, except in self-defense.

No fireworks may be brought into the development.

The residents' use of open areas is entirely at their own risk at all times.

Residents may install birdfeeders and birdbaths, which are ecologically and aesthetically acceptable.

The Home Owners' decision on any dispute with regard to the rules and regulations will be final.

1.4 ROADS WITHIN THE COMPLEX

The roads within the Complex are for the movements of all occupants, whether by foot or mechanical means.

The speed limit is 30 km per hour within the Complex. In the event of these limits not being adhered to the Home Owners Association has the right to introduce further speed limitation measures.

Save where inconsistent with these rules, the Road Traffic Act, No. 29 of 1989, applies.

No person shall drive any vehicle at any place within the Complex unless he/she is the holder of a valid current driver's license, which would permit him to drive such vehicle upon a public road within the Republic of South Africa.

Pedestrians and animals shall have the right of way in all places and at all times.

No caravans shall be used as a place of abode in the Complex except with the consent of and subject to such conditions as may be imposed by the Association.

No person shall park or store any caravan, boat, trailer or truck in the Complex, except with the consent and at a place designated for the purpose by the Association.

No heavy vehicles are allowed, unless it is for delivery of goods to members or tenants.

1.5 GOOD NEIGHBOURLINESS

No business activity or hobby, which would cause aggravation or nuisance to fellow residents, may be conducted, including, but not restricted, to auctions and jumble sales.

No activity causing noise, which is disturbing to neighbours, will be allowed. Mechanical maintenance work, including the use of power tools and lawn mowers, is only permitted between the following hours:

Monday to Thursday 06h00 – 20h00

Fridays	06h00 – 20h00
Saturdays	06h00 – 18h00
Sunday	No activity allowed

Residences should not be used for purposes other than for which it was zoned for by the municipality.

Washing should be hung on lines screened from the roads and neighbouring properties.

Refuse and garden refuse must be contained in approved bins on designated positions and must be secured against damaging by rodents or wild life.

No advertisements or publicity material of any person, including maintenance contractors, may be exhibited or distributed without the consent of the Association. The Association shall have the right to remove any material exhibited or distributed in contravention of this rule.

Only one family unit per erf will be allowed

1.6 ARCHITECTURAL STANDARDS

All building plans should be in accordance with the Architectural Guidelines applicable to the development, and must be approved by the Architectural Sub-committee. This includes any additions and alterations to existing structures. Architectural Guidelines are attached as "**Annexure C**". Only building plans drawn up by an approved architect/s or draughtsman will be allowed.

1.7 SECURITY

Security protocol at the gate must be adhered to at all times.

Every owner must conscientiously enforce the security protocol for permanent workers, temporary workers, contract representatives and his employees.

Every owner must ensure that all contractors in his/her employ adhere specifically to the security stipulations and the conditions with regard to contractor activity.

Perimeter walling and fencing serve as a deterrent and are not guaranteed. All attempts of burglary or instances of fence crawling must be reported to a member of the security staff, and/or sub-committee.

Security is an attitude, all owners and residents need to enforce and apply security to make it work. Do not hesitate to question suspicious persons.

Should residents install burglar alarm systems to their residences, they are required to be compatible with the general security system.

Where possible, the security at the gatehouse should be advised in advance of the pending arrival of visitors. No non-member or vehicle for whatever reason shall be permitted entry without the consent of the host member at the time which entry is sought. The above restriction will, however, not apply to emergency vehicles.

1.8 VISITORS, CONTRACTORS AND EMPLOYEES

The occupiers of any property within the Complex are liable for the conduct of their visitors, contractors and employees, and must ensure that such parties adhere to the rules.

Every owner must ensure that contractors in his employ adhere to the stipulations of the conditions with regard to contractor activity.

The owner may not allow more than 4 (four) adults per bathroom to overnight on his stand, exclusive of staff.

1.9 PETS

No pets of whatsoever nature that is a disturbance to the neighbours is allowed within the Complex and nobody will be allowed into the Complex with such a pet.

1.10 LETTING AND RESELLING PROPERTY

Should any owner want to let, resell or auction the property, he shall advise the Home

Owners' Association in writing in advance. All re-sales and letting shall be done through an entity as appointed by the Home Owners' Association.

Only an entity or accredited Estate Agent approved by the Home Owners' Association may be selected to manage the sale, lease or auction. Agents may only operate on a "by appointment" basis, and must personally accompany a prospective buyer or Lessee and are not allowed to erect any "For Sale" or "To Let" signage boards, except for show houses at weekends and on public holidays.

The accredited agent must ensure that the Buyer/Lessee is informed about and receives a copy of the Rules, Building and Architectural Guidelines and any other administrative regulations and conditions applicable at the time with regard to Building Contractor activity.

A clearance certificate must be obtained from the Home Owners' Association certifying that all levies have been paid and no other monies are owing to the Home Owners' Association.

Any approval granted to the seller (in case of resale) or Lessor, prior to the time of sale or lease must be communicated to the buyer or Lessee at the time of purchase or lease. Failing this, the buyer or Lessee will have recourse against the seller or Lessor.

The Lessee should be approved by the Home Owners' Association based on a profile assessment by the leasing agent or owner.

The seller or Lessor of a property in the estate shall ensure that the sale/lease agreement contains the following clauses

a. "SALE HOME OWNERS' ASSOCIATION

The purchaser acknowledges that he/she, upon registration of the property into his/her name automatically becomes a member of the Skippers Cove Home Owners' Association and agrees to do so subject to the Constitution of Association."

b. ARCHITECTURAL GUIDELINES

The seller must personally ensure that when he sells his property the buyer is informed about and receives a copy of the Rules, Architectural Guidelines and any other administrative regulations applicable at the time.

c. LEASE

The Lessee acknowledges that upon occupation of the premises, he/she and his/her family, his/her visitors and servants shall adhere to the rules and regulations as contained in the Rules and Regulations of the Skippers Cove Home Owners' Association. The Lessor must personally ensure that the Lessee receives a copy of these Rules, and any other administrative regulation applicable at the time and binds the Lessee to the rules and regulations in the lease."

1.11 INDEMNITY

The residents' use of the open space areas is entirely at their own risk at all times. Every member of the Association hereby waives any right he may obtain against the Association to claim any damage incurred by virtue of damage to or loss of property or the personal injury of the member occasioned while anywhere in the Complex. Every member indemnifies the Association against any such claim made by the member's spouse, child, parent, servant, guest or invitee.

1.12 NOTICES

Any written notice addressed to an owner or occupant of the property occupied or owner will be deemed to have been received and its contents to have come to the addressee's notice if it is (at the volition of the Association) either delivered at the property to any person seemingly in occupation of the property and seemingly sixteen years of age or older or if it is attached to or slotted under what appears to be the main entrance door to the premises. If it is posted by prepaid registered mail to any postal address of which the owner may have advised the Association in writing, then ten days after posting thereof.

1.13 Penalties

The Home Owners' Association will be entitled to claim penalties from the owner in their absolute and sole discretion if any breach of these rules occurs. It may furthermore claim reasonable compensation if any damage is caused to or jeopardizes the property of the HOA or any owner in the Complex. Such monies will immediately become due and payable.

ANNEXURE “C”

SKIPPERS COVE HOME OWNERS' ASSOCIATION

BUILDING AND ARCHITECTURAL GUIDELINES

These guidelines set out for prospective homeowners, builders and developers, are the design criteria that they will have to comply with if they wish to build at Skippers Cove. The guidelines have been developed to protect and maintain the unique environmental and physical attributes of the Skippers Cove Complex rather than to hamper the development.

The function of the Skippers Cove Home Owners' Association is to ensure that the character and quality of Skippers Cove Complex is maintained, thereby protecting the value of individual homes as well as the environment. Development within Skippers Cove must conform to the fundamental intention of establishing an environment that is in harmony with the natural attributes of the Complex. It is not the intention to unreasonably restrict building design. The Architectural Guidelines are a condition of the Agreement of Sale and will be enforced by the Skippers Cove Complex Home Owners' Association. The Skippers Cove Complex Home Owners' Association shall in addition to any other remedy, be entitled to impose fines in respect of approved building plan deviations. The Skippers Cove Home Owners' Association has the right to alter or amend the Architectural Guidelines.

1.1 TOWN PLANNING CONTROLS

a. GENERAL

The restrictions/guidelines set out below are in addition to any restrictions imposed in terms of conditions of title, town planning schemes or national or any other building regulation. Notwithstanding any plans or improvements might comply with any such restrictions imposed by any authority, the approval of any plans or improvements within Skippers Cove Complex shall be at the sole discretion of the Skippers Cove Complex Home Owners' Association, which shall not be unreasonably withheld. Similarly, compliance with restrictions imposed by the Skippers Cove Home Owners' Association shall under no circumstances absolve the resident from the need to comply with restrictions imposed by any authority nor shall Skippers Cove Complex Home Owners Association's approval be construed as permitting any contravention of restrictions imposed by any authority having legal jurisdiction.

The architectural style of the house will be considered in conjunction with a predetermined design concept. The latter is of such a nature that it caters for conventional design as well as contemporary architecture. The main purpose of the concept is to incorporate the above schools of thought into one development by using the same mix of materials, colour and proportions throughout. The existing houses will be used as a general example. Every effort will be made to ensure that all stand owners observe high standards. However, the right to final approval of building plans ultimately vests in the Local Authority and no assurance can be given to individual owners that such standards will be adopted throughout the development. The base style is Cape-Dutch.

b. TIME LIMIT FOR CONSTRUCTION

The construction of improvements should commence within 3 (three) years from date of registration of transfer of ownership to the first purchaser (owner). In order to reduce inconvenience to neighbours and to prevent unsightliness, construction should proceed without lengthy interruptions, and should in any event be completed within one year from commencement. Phased design should be handled in such a way that the end of each phase should be aesthetically acceptable to the Skippers Cove Complex Home Owners' Association. Any deviation from the above time limits will be subject to penalties calculated on a daily basis according to tariffs determined by the Management Committee of the Skippers Cove Complex Home Owners' Association.

c. ECOLOGICAL FOOTPRINT

The natural environment must be left untouched except for that area designated by the Home Owners' Association for the erection of the buildings on the stand.

d. TREATMENT OF BOUNDARIES, FENCING, AND SCREEN WALLS

If solid walling is required to enhance the privacy of certain parts of the property (for example, to screen the swimming pool, dry yards and bomas), then such walling should be as low as possible, and should not exceed 1,6 m in height.

The Management Committee must approve all garden walls and fencing with regard to both material and dimensions.

Lean-to and temporary carports will not be allowed.

Roofing materials for patio's, carports and outbuildings must be approved by the Home Owners' Association.

No shade cloth and metal sheeting will be allowed.

No Wendy houses or other temporary structures may be erected.

Waste bins will be stored and concealed in a structure inaccessible to rodents and other animals or birds. Such structure to be built in accordance with prescriptions as issued by the Home Owners' Association.

e. SWIMMING POOLS

The design of the swimming pool will be such that any person or wild animal falling into the pool will be able to easily climb out of the pool.

Detailed design of the swimming pool must be lodged with the Home Owners' Association for approval.

f. APPROVED BUILDING MATERIALS

In order to maintain continuity throughout the development the use of certain materials for external use is compulsory e.g.:

Colour bond roofing (charcoal 0.47AZ200) Zinc Alumunium, corrugated pattern.

Local natural stone

No semi-face brick/face brick. Walls should be plastered

Natural colored or plain aluminum frames

Treated gum poles (laminated beams are optional)

Grey Brick paving (Precast cobbling is optional)

The approval of the Home Owner's association should be obtained for the use of any materials other than the prescribed building materials for external use.

g. MISCELLANEOUS ARCHITECTURAL GUIDELINES

The general style prescribed is Cape Dutch, design with plastered finishing and painted with a colour as determined by the Home Owners' Association.

A **plinth** of max 800 mm from the ground built with clay or cement bricks. Other features built in local natural stone will be allowed and encouraged.

Plaster on outside walls should be sponged or scratched and coloured only in natural (earthy) colours approved by the Home Owners' Association.

Details of the design of **parapets, fascias, capping eaves, roof trim, guttering, and roofing** materials should be specified for approval.

All **external finishes and colours** should be specified, and colour samples may be requested.

Awnings, TV aerials and other items, which do not form part of the basic structure should be clearly shown and annotated on drawings.

Solar heating panels, if used, should be incorporated into the buildings to form part of the basic structure and should be clearly shown and annotated on drawings.

Outbuildings and additions should match the original design and style of the original plan.

Yard walls and screen walls should complement the basic materials of the building.

The privacy of surrounding properties should be considered before placement of buildings on the stand. The placing of the buildings on the stand will be done in conjunction with the Home Owners' Association and the owner. If agreement cannot be

reached, the decision of the Home Owners' Association will be final.

All **exposed plumbing** should be concealed in proper ducting and all washing lines should be fully screened from roads and adjoining property.

All **external security gates and burglar fencing** will have to be approved by the Home Owners' Association.

No dwelling may provide sleeping facilities for more than 4 (four) adults per available bathroom.

The owner will install and maintain the sewerage system prescribed by the Home Owners' Association in the manner and in the position prescribed by the Home Owners' Association.

Only single storey homes will be allowed except where the slope of the terrain allow for a lower ground floor.

i. Roofs:

Only Colour bond roofing (charcoal 0.47AZ200) Zinc Alumunium, corrugated pattern). will be allowed.

All covered parking areas have to be permanent structures (no shade net).

ii. Windows and Doors:

Window frames must be natural coloured alluminium and suit the style of home.

External doors and frames must be natural coloured alluminium or hardwood and suit the style of the home.

External burglar bars will not be permitted unless incorporated into the design.

Garage doors but must be approved by the Home Owners' Association.

iii. Verandas, Porches and Pergolas:

Supports shall be masonry (plastered and painted) piers, hardwood timber, natural

hardwood wooden or metal posts. Other materials to be approved by the Home Owners' Association.

iv. Waste Pipes:

Waste and drainage pipes to be concealed.

v. Landscaping:

As the beauty of the natural environment should be “Complex” friendly as little as possible landscaping should be done and then only to the maximum as determine by the Home Owners' Association. Only local plants from the approved list may be used.

1.2 *PROCEDURE FOR THE APPROVAL OF BUILDING PLANS*

A variety of conceptual building plans will be available for owners to choose from. Reasonable alterations and additions to the basic plan will be allowed in consultation with a licensed architect.

Conceptual designs and sketch plans together with site plans must be submitted to the Skippers Cove Home Owners' Association, for the consideration and approval. Only plans drawn by licensed architect or draughtsman appointed by the Management Committee will be accepted. Two copies of each plan must be submitted.

The designer may be requested to personally address the Skippers Cove Home Owners' Association on specific queries. Sketch plans will be approved or rejected within 7 (seven) days after the last management meeting.

Working drawings in compliance with the approved sketch plans, together with R500.00 approval fee, are to be submitted to the Skippers Cove Home Owners' Association for approval prior to being submitted to the Local Authority for approval. Note that the Local Authority will not accept plans that do not bear the Skippers Cove Home Owners' Association stamp approval.

All building plans submitted must show contours of at least 500 (five hundred) millimeter intervals and indigenous trees and rock formations should be indicated.

The provisions of the National Building Regulations, as per the National Building Regulations and Building Standards Act (Act 103 of 1977), shall apply, with specific reference to the approval of building plans and the issuing of occupancy certificates by the Municipality.

All buildings and structures to be erected shall be made subject to the provisions of the Architect's Design Manual and any and all amendments to the said document as may be affected and approved by the Home Owner's Association.

The Architects Design Manual will be addressing inter alia the following:

Positioning of the dwelling units/ buildings to minimize its relative visibility to surrounding properties, especially the protrusion above the skyline. Guidelines pertaining to the design, material and finishes of all buildings / structures to be erected, to ensure the blending-in with the surrounding environment. Restricting all outside illumination to low-intensity, bollard type lighting to ensure minimum visual impact at night.

Building plans shall only be submitted to the local authority for final approval once the plans have been evaluated and approved by the Architecture sub-committee of the Association as specifically provided for in the Constitution of the Association.

A deposit of R5000.00 (FIVE THOUSAND RAND) must be paid to the Home Owners' Association before construction commences. This amount will be held in trust (free of interest) by the Home Owners' Association until completion of the buildings and improvements has been achieved. This deposit will be used to pay for the removal of any rubble or to make good any damages caused by the builder, e.g. curbing, landscaping, services, etc. or in lieu of penalties caused by transgression of these rules and other rules by the owner of his contractor.

No construction will be allowed to commence before the Skippers Cove Complex Home Owners' Association has granted the approval of the working drawings in writing, and the builder's deposit has been received. One copy of the original sketch submitted, together with one colour copy of the final submission, must be submitted to the Home Owners' Association, which will be kept for record purposes. Perspective drawings and photos may

be requested.

1.3 *ALTERATIONS OR ADDITIONS*

The same design criteria and rules will apply as set out herein.

1.4 *PENALTIES*

The Home Owners' Association will be entitled to claim penalties from the owner or contractor in their absolute and sole discretion if any breach of these rules caused damage to or jeopardizes the fauna and flora, general milieu, security or properties of the Complex. Such monies will immediately become due and payable.

1.5 *CONDITIONS WITH REGARD TO BUILDING CONTRACTOR ACTIVITY*

The Skippers Cove Home Owners' Association Management Committee has adopted certain rules relating to building contractor activity in the development. The primary intention of the provisions hereunder is to ensure that all building activity at Skippers Cove occurs with the least possible disruption to residents and the environment. In the event of uncertainty, residents and/or their contractors should contact a member of the Architecture sub-committee of the Skippers Cove Home Owners' Association.

1.6 *LEGAL STATUS:*

The conditions governing building activities, which are set out in this document, are rules adopted by the Skippers Cove Complex Home Owners' Association and are therefore binding on all residents, their professionals, contractors and sub-contractors in any building contract concluded in respect of the property in the Complex and all such contracts may be required to be submitted to the Skippers Cove Complex Home Owners' Association for prior approval. The Skippers Cove Complex Home Owners' Association has the right to suspend any building activity in contravention of any of the conditions and to refuse access to Skippers Cove to the contractor or other workers and the Skippers Cove Home Owners' Association accepts no liability whatsoever for any losses sustained by a resident as result thereof.

1.7 *CONDITIONS REGARDING BUILDING CONTRACTOR ACTIVITY:*

Contractor activity is only allowed during the following public hours:

06h00 – 18h00 Monday – Thursday

06h00 – 15h00 Fridays

Note:

No contractor activity is permitted on weekends and Public Holidays without special permission, as these days are viewed as private time. Special applications for contractor activity during private time must be lodged with the Skippers Cove Complex Home Owners' Association, together with the approval of all adjacent neighbours one week prior to the required private time activity.

All the contractor's workers and/or the contractors' sub-contractor workers must comply with security arrangements and is subject to these rules. The owner must ensure that this is done.

The site is to be kept as clean and neat as possible, the contractor shall provide facilities for rubbish disposal, ensure that the workers use the facility provided and ensure that the rubbish is removed weekly and not burnt on site. During the construction period the area designated by the Home Owners' Association for building purposes must be screened on all boundaries thereof by Hessian cloth or other screening material approved by the Home Owners' Association.

All material should be off-loaded within the screened area and the contractor will ensure that this is done.

Deliveries from suppliers must be scheduled during the times as indicated under 1.7 above.

The contractor must provide toilet facilities for the workers.

No building boards may be erected.

No rubble should be dumped on any property inside the Skippers Cove Complex

Access from the road to the building area will be gained only along the route that will finally serve as the access road to the dwelling so as to cause as little as possible damage to the

environment. The contractor and owner will ensure that this is adhered to.

The owner and the contractor shall be responsible for damage to roads and plants and/or damage to private or estate property.

If the conduct of the Contractor and/or sub-contractor causes any concern to the Skippers Cove Home Owners' Association, the Skippers Cove Home Owners' Association may rectify as deemed necessary and/or enforce the right to suspend building activity until such undesirable conduct is rectified. The Skippers Cove Home Owners' Association is empowered to act at any time and without notice, and without recourse from the owner and/or contractor and/or subcontractor.

The above document is fully understood and the contractor and owner undertake to comply with the above points, in addition to any further controls which may be instituted by the Skippers Cove Complex Home Owners' Association from time to time in the form of a written notification, and ensure compliance by any subcontractor employed by the contractor.

Any professional or Contractor of whatever nature will have to be approved by the Skippers Cove Home Owners' Association.

All Professional people involved in the individual home owners developing the properties e.g. Architects, Engineers, Landscaping Architects or Land Surveyors but not limited to the aforementioned categories all have to be approved by the Skippers Cove Complex Home Owners' Association.

No fauna or flora may be damaged or removed.

The contractor and his sub-contractors and his suppliers will follow the route to the stand prescribed by the Skippers Cove Complex Home Owners' Association, keep to the speed limit and not disturb or harm the fauna or flora in the Complex in any way. If any contractor or supplier or any person in his employ is noticed or found on any other part of the "Complex" not required for the fulfillment of his duties it will be deemed that he is in breach of this clause and the Home Owners' Association will be entitled to invoke the prescribed penalties.

No wood may be collected on the property

No open fires are allowed and cooking should only be done on gas or paraffin stoves on a safe position under supervision of the contractor.

Date Approved 2012/06/09

Signature of Chairperson