



Country Estate

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DOLPHINS CREEK COUNTRY ESTATE, HOUSE RULES - 2018

These are the rules of the Estate. The Committee shall not engage in any dispute of a personal nature or any matter that is regulated by Municipal By-laws or national legislation.

In the event of any dispute between owners and / or occupants, an earnest attempt must be made to resolve the problem between them. Should the dispute remain unresolved, written notice thereof may be lodged with the Association. The Association may require the complaint to be lodged for consideration by way of an affidavit.

1. **Dogs.** Only 2 small dogs (10kg max each) are allowed per property. Dogs must be walked on a leash on the estate grounds. Dog excrement must be picked up by the owner or responsible person. Visitors to obtain permission at the **office** before bringing any pets into the estate.
2. **Cats.** Due to the fact that it is in a cat's nature to hunt, you are required to put a collar with a bell on your cat. This will warn birds of oncoming danger. A maximum of one cat is allowed. Male cats must be neutered, with written proof thereof by a veterinarian.
3. **Other animals.** No farm animals will be allowed, as per Municipal By-laws and regulations.
4. **Domestic workers/Contractors.** Ensure that any domestic workers/contractors have access to toilet facilities. Under no circumstances may the bushes on the Estate be used. All domestic workers/contractors to report to the office before entering the estate.

5. **Children on the common property.** Children are welcome to play on the fairways, provided no damage is caused to the course. No play is allowed on the tee boxes, greens or in the bunkers. Golfers have priority use on the course. The golden rule is that if there are golfers in the vicinity, stay away from the course. Parents remain responsible for the actions and safety of their children, especially when they play in the roads. In case of an accident the HOA will not be held liable to any person for any loss, injury or damage that may occur.

6. **The dam.** No person, except *bona fide* golfers are allowed inside the yellow markers demarcating the dam.

7. **Refuse bags.** Refuse is removed from each house every Monday morning just after 7am (subject to changes in schedule if and when implemented by the Municipality). Please put your refuse bags at a convenient place for our workers to collect, earliest Sunday evening. Should circumstances necessitate earlier disposal, residents must make use of the facility at the Clubhouse. The municipality provides refuse bags every 3 months at the beginning of February, May, August and November. These are available at the **office**, if not already dropped at your residence.

8. **Security gate.** Owners and / or occupiers must at all times make use of their remote to open the security gate from the inside and outside.

9. **Washing.** Washing to be hung where it is not visible from the golf course or the road.

10. **Speed limit.** Our roads are not built to be subjected to heavy or fast-moving vehicles. You are required to please adhere to the speed limit of 20km/h and obey all traffic signage.

11. **Letting.** Home owners are responsible to inform tenants / visitors / domestic workers / contractors, etc. of house rules and make sure they are adhered to at all times.

12. **Water tanks.** Must be placed discreetly.

13. **Fines.** HOA may, after consultation, impose fines on home owners if said owners or their tenants disregard house rules. Fines will be enforced as provided for in the HOA's Constitution.

GUIDELINE:

Description of offence	Percentage of levy per month
*Overgrown, garden, paving	100%
*Dogs not on a leash *Residents not picking up excrement of pets in communal areas	100%
*Keeping more pets than allowed *Keeping pets not complying with Rules 1, 2 and 3	100%
Residence not being maintained and falling into state of disrepair	100%

14. **No unlicensed person** may drive any motorized vehicle on the estate.

15. **Swimming pools.** All home owners to comply with current Municipal safety regulations and National Building Regulations.

16. **Yard area.** Gas bottles, rubbish bins, wheel barrows, garden equipment, must be stored out of sight of the public eye.

17. **Property appearance.** No trucks may be parked on the Estate. For temporary parking of caravans, boats, trailers, jet ski's and quad bikes (excluding golf cars and golf car trailers), written permission must be obtained from the estate manager for a limited period for the temporary keeping of the above items on the Estate.

18. **Security gate.** Remotes and cell phone opening codes must be deactivated or sold to Dolphins Creek HOA if a home owner/ tenant disposes of or vacates the property.

19. **Signs and Post Boxes.** For emergency and security reasons street numbers must be prominently displayed.

20. **Use of golf course by Home owners.** Home owners may make use of the golf course after hours, responsibly and in accordance with the rules of etiquette as may be determined by the Committee from time to time.

Thank you for understanding and adhering to these rules.