



ADDENDUM TO ESTATE RULES

The HOA obtained a Legal Opinion regarding the Estate, all roads on the Estate as well as the common open areas within the Estate. In terms of this opinion, which opinion was unanimously accepted by the Board of Directors, the Estate is classified as private property and the roads within as private roads. The use of roads within the Estate, including the common areas, is thus subjected to the rules of the HOA who is responsible for the control and management thereof.

- 1 It is compulsory for the HOA to amend and review the rules, which rules are applicable to all residents, guests, visitors, employees and contractors, in order to provide access to the Estate and the use of the roads on the Estate and the common open areas.
- 2 The Road Accident Fund Act is applicable to both public and private roads and therefore finds application within the Estate.
- 3 The following rules are therefore applicable relating to the use of roads and common open areas within the Estate and enforceable towards all residents, their guests and visitors, any employees within the Estate and any contractors conducting business within the Estate:
 - 3.1 Only Roadworthy- and licensed vehicles will be allowed on the Estate.
 - 3.2 The ONLY other vehicles allowed will be Golf Carts, on the condition that such Golf Cart be approved by the HOA on a yearly basis and equipped with a valid visible sticker issued by the HOA and displayed on the Golf Cart at all times.
 - 3.3 NO other vehicles- or motorized means of transport of any sort will be allowed, whether on any road, open area or any other place on the Estate.
 - 3.4 All drivers of vehicles must be in possession of a valid driver's licence as required by the Traffic Ordinance required for such vehicles. Drivers of Golf Carts must be in possession of at least a Learners Licence for any vehicle as required by the Traffic Ordinance and thus be a minimum age of 16 years or older.
 - 3.5 The HOA will not be held responsible for any damage, injury or loss of any nature as a result of the use of the roads, open areas, or any other area within the Estate.
 - 3.6 The HOA has the right to search all vehicles, passengers, pedestrians and cyclists entering or exiting the Estate.
 - 3.7 Pedestrians, Golf Carts, Cyclists and Wild animals will have preference at all times as road users on the Estate.
 - 3.8 The speed limit within the Estate is limited to a maximum speed of 40 km per hour.
 - 3.9 All traffic signs and any other sign on the Estate must be strictly adhered to at all times.
 - 3.10 The entrance to the Estate, all roads and open areas within the Estate are monitored and the HOA reserves the right to fine any perpetrators. Such fine will be

levied against the owner of a property within the Estate whose family, guests, visitors, employees and/or contractors violated any rule. In the case of serious – and/or repetitive violations the HOA has the right to remove such perpetrators from the Estate and refuse access to the Estate.

- 3.11 Fines issued will be an amount of R1 000 per violation and the HOA has the right to review fines from time to time.
- 3.12 Any complaints for non-adherence to the rules must be reported to the Security Manager on duty and/or to the Estate Manager. Written records of transgressions and fines will be kept at the HOA Office.