



OUDEBOSCH

ESTATE

HOME OWNERS' ASSOCIATION

ESTATE RULES & ARCHITECTURAL GUIDELINES

PREAMBLE:

In order to ensure that the integrity of the Oudebosch Estate (OB) lifestyle is maintained, it is essential that owners / residents strictly adhere to the rules contained in this document. That will assist in enhancing the value of your investment.

1. ESTATE RULES:

1.1 Introduction:

- 1.1.1 One of the main objectives of the development of Oudebosch has been the provision of a high quality of lifestyle for estate residents. The intention of the Trustees of the Oudebosch Estate Home Owners' Association (OBHOA) in drafting these rules is that of protecting this type of lifestyle. The rules have been established in terms of the Articles of Association of the Home Owners' Association. They are binding upon all members of the Association, as well as all residents on the estate.
- 1.1.2 The rules contained in this constitution are legally binding on all members / residents and in fact anybody who finds him- / herself on the estate. Each member is responsible for ensuring that all persons residing on his / her stand, and his / her guests, tenants, employees, contractors and / or agents comply with the estate Rules and shall be personally responsible for the actions or omissions of such persons.
- 1.1.3 Members / residents must acquaint themselves with the Estate Rules. Ignorance of the rules shall not constitute a reason for non-compliance. In particular, neither the OBHOA, their Trustees, Management Agents or employees shall be responsible or liable in any way for any loss or damage to any building, person or property anywhere on the estate howsoever and by whomsoever caused, and whether by any act or omission of any of the foregoing, and all members / residents on the estate hereby waive any claims and indemnify them against incident which at any time might arise in consequence of any act or omission.
- 1.1.4 Members must ensure that all persons granted right of occupancy of their stands are acquainted with and comply with the Estate Rules.
- 1.1.5 No business or trade of whatsoever nature may be conducted within the estate.
- 1.1.6 No sign, notice board or any form of advertisement of any kind or nature whatsoever may be placed on the common area or on or in the vicinity of any stand within the estate.

- 1.1.7 No firearm, pellet gun, catapult, cross bow, bow and arrow or any other weapon may be used on or in the estate, except in self-defence.
- 1.1.8 Littering of any kind in the common area, including the disposal of cigarette stubs, is strictly forbidden.
- 1.1.9 No fires of any kind are permitted anywhere on the estate except at an indoor fireplace or outside braai area or in a receptacle designed for that purpose.
- 1.1.10 All members / residents must maintain their stands (including the main dwelling, garages, outbuildings, boundary walls, site walls and gardens) in good condition and in a neat and tidy state at all times.
- 1.1.11 No fireworks of any nature or description may be used anywhere on the estate.
- 1.1.12 No burglar alarm may be operated on the estate unless it is linked to a response service which has the ability to disarm it.
- 1.1.13 No domestic refuse, garden refuse, or refuse containers may be left outside the palisade fencing of a unit other than on the day of refuse collection. After collection, refuse containers / bins must be moved to inside the units' palisade fencing.
- 1.1.14 Any damage caused within the estate by a vehicle effecting deliveries or collections, or transporting any member's or resident's equipment or goods to or from a stand shall be the responsibility of the member concerned.
- 1.1.15 No habitation of a mobile home or caravan will be permitted on the estate.
- 1.1.16 No Wendy houses or tool sheds of whatsoever nature will be allowed on the estate.

1.2 Use of the street and motor vehicles:

- 1.2.1 The speed limit on the streets of the estate is 30km/hour. Residents must remember that pedestrians, which may include small children, will frequently use the streets in the estate and motorists should always drive with caution. The use of motorcycles and other vehicles with loud exhausts is prohibited, save for entering and exiting the estate.
- 1.2.2 The use of quad bikes and off-road motorcycles, or any other vehicle not requiring a valid drivers' licence, is forbidden on the estate.

- 1.2.3 No vehicle may be habitually parked on any of the common area, except in such places as are specifically designated for that purpose and then only in such a way that the flow of traffic to and from stands and garages is not obstructed.
- 1.2.4 No commercial truck or vehicle (except for purposes of collecting or delivering goods), caravan, boat, trailer may be parked on the common area at any time.
- 1.2.5 Trailers are only permitted to be parked for extended periods in a unit's parking area (carport, garage, or space next to garage, provided that it is parked on a paved area). Trailers should not exceed the length of a standard vehicle (approximately 4 m).
- 1.2.6 No vehicle may be parked on or in the vicinity of any entrance to a unit so that it protrudes over on onto the street.
- 1.2.7 Garage doors should generally be kept closed unless occasional regular access to a garage is required.
- 1.2.8 Any vehicle parked or abandoned on the common area for a period exceeding fourteen days may be removed or towed away at the risk and expense of the owner of the vehicle.
- 1.2.9 Any person operating any vehicle on the estate must be in possession of a valid drivers' licence for that vehicle.
- 1.2.10 No taxis or other forms of public transport of whatsoever nature is allowed within the estate.

1.3 Use of open spaces:

All residents utilising open spaces on the common property should leave the space in a better and cleaner state than it was when they arrived. All residents should acquire the habit of picking up and disposing of any litter they should come across in the open spaces. No litter bins will be provided in any open areas, specifically to encourage residents to take all of their litter away when leaving. No plants, trees or shrubs may be removed from the common areas and the trapping or shooting of birds is forbidden in the estate. Residents use any of the common areas at their own risk at all times.

1.4 Maintenance of sidewalks:

All residents have the responsibility to:

- 1.4.1 maintain the grassed verge between the road kerb and their property boundary; and

- 1.4.2 maintain and plant, where necessary, property boundary fencing in the form of shrubs;
- 1.4.3 ensure that caravans, trailers, washing lines, mechanical equipment or parts thereof and accommodation for pets are sited out of public view and screened from neighbouring properties and the street.
- 1.4.4 No trees, plants or sidewalk lawn may be removed without the permission of the Trustees. Planting should not interfere with pedestrian traffic or obscure the vision of motorists. Only indigenous trees and shrubs are permitted.

1.5 Pets:

- 1.5.1 An owner / tenant shall not, without the prior written consent of the Trustees, keep any animal, reptile or bird at his unit. Only two dogs per unit will be allowed. Owners who currently have more than two dogs may keep them but will not be allowed to replace the dogs or increase the amount of dogs.
- 1.5.2 The Trustees may withdraw any approval should an animal kept by an owner / resident cause disturbance or pose a danger to other owners or residents in the estate.
- 1.5.3 No cats, rabbits, hamsters, mice or any other rodents may be kept as pets.
- 1.5.4 Dogs will not be allowed into open spaces without the use of a leash in order to ensure that:
 - 1.5.4.1 other dogs are not interfered with
 - 1.5.4.2 joggers and pedestrians are not harassed
 - 1.5.4.3 dogs do not cause traffic disturbances
 - 1.5.4.4 dogs are not the cause of nucleated fouling of sidewalks and greenbelt areas.

1.6 Security:

In the interest of providing an effective security system, security protocol must be adhered to at all times and residents are requested always to treat the security personnel in a co-operative manner. All residents are fitted with burglar systems. It is up to each owner to expand the basic system. All owners are linked to only one security company, this is done for easy administration.

Estate security is designed to function in the following manner:

- 1.6.1 The entrance will have three access/ egress gates or booms operated through facial recognition-control, one for access and one for egress, one for heavy vehicles. It is the responsibility of every resident and visitor to ensure the gate close behind them.
- 1.6.2 Residents will be required to register all facial recognition to gain access and egress with the Management Agent prior to gaining access to the estate. There will be no manned security/ access control until 50% of the development is occupied. Manned day and night security/ access control will only be appointed once the HOA can afford the cost.
- 1.6.3 Residents are to note that the perimeter wall and electric fence serves as a deterrent and detection function and is not guaranteed to prevent a determined attempt at intrusion into the estate.

All residents are responsible for their own safety and security.

1.7 Letting and selling of property:

In order to ensure that the rules of Oudebosch estate are made known to new residents, the following rules shall apply:

- 1.7.1 Should an owner wish to sell his / her property in the estate by employing an estate agent, the agent will be required to inform the Managing Agent prior to conducting any viewings of the property.
- 1.7.2 Such agents should operate on a "By appointment" basis only, in which case they must accompany prospective buyers. No "For Sale" or any similar signs may be erected within the estate.
- 1.7.3 If a property is to be on show during a weekend, the agent must advise the Trustees accordingly, supplying details of the property being on show by not later than 12H00 on the Tuesday prior to the date of show. On the show day agents will be permitted to erect 2 pointer boards on the sidewalk of the property concerned for the show day only, which signs must be removed by 18H00 that same evening. Any boards not removed will be removed by security personnel.
- 1.7.4 Members are allowed to let their houses provided that the member ensures that the tenants are acquainted with this Constitution and has confirmed in writing that they will abide by the rules included therein.
- 1.7.5 Members shall not let their properties for use as a commune. The maximum amount of people allowed to reside in a unit should not exceed two persons, children included, per bedroom.

1.7.6 Should a tenant breach the provisions of the estate rules, the Trustees may deny a member concerned the right to continue to let his / her unit and take such action as they may deem necessary at the cost of the member concerned to eject the tenant and all those claiming residency through the tenant.

1.7.7 The seller of a unit in the estate shall ensure that the sale or lease agreement contains one of the under mentioned applicable clauses and the OBHOA is entitled to withhold the clearance certificate until adequate written evidence is given to it that the said agreements contain the said clauses. The rules will become applicable to the owner / resident on the earlier of the dates of occupancy or registration in the name of the purchaser.

1.7.7.1 Sale Agreements are to contain the following:

"The purchaser acknowledges that, upon registration of the property into his name, he automatically becomes a member of the Oudebsoch Estate Home Owners' Association and subjects him- /herself to the provisions of the memorandum and Articles of Association of the Oudebsoch Home Owners' Association (as incorporated under Section 21 of the Companies Act)."

1.7.7.2 Lease agreements to contain the following:

"Lessees of units in the estate, and their family, become bound to the estate rules on occupation of the property and shall adhere to the rules."

1.8 Accreditation of Estate Agents:

An estate agent is accredited only after signing an agreement with the OBHOA that such agent will abide by the stipulated procedures applicable to the sale of a property in the estate and after having been inducted with respect to concepts, rules and conditions under which a buyer purchases property in the estate. Such agent may be required to provide the OBHOA with a copy of the mandate for the property concerned. The accreditation policy for estate agents may be reviewed by the Trustees from time to time.

1.9 Appearance from the outside:

1.9.1 The owner or resident of a unit in the estate shall not place, or do anything on any part of his / her unit, including patios, stoeps and gardens which, in the discretion of the Trustees, is aesthetically displeasing or undesirable when viewed from the outside of the unit.

- 1.9.2 Exterior house wall colours must be maintained as indicated on the schedule attached to the rules as addendum 1.

1.10 Signs and Notices:

No owner or resident of a unit in the estate shall place any sign, notice, billboard or advertisement of any kind whatsoever on any part of the building or his unit, so as to be visible from outside the property.

1.11 Laundry:

An owner or resident of a property in the estate shall not, without the consent of the Trustees in writing, erect his / her own washing line, nor hang any washing or laundry or any other items on any part of the building on his property or boundary structure so as to be visible from the street scape.

1.12 Administration:

- 1.12.1 Levies become due from the date of transfer of the property into the name of the purchaser and is payable monthly in advance on the first business day of each and every month.
- 1.12.2 An owner has to apply for a clearance certificate from the Trustees or Managing Agent which will only be issued once a successful inspection has been completed.
- 1.12.3 Interest will be charged on all accounts in arrears at the maximum interest rate legally allowed.
- 1.12.4 The Trustees reserve the right not to issue a clearance certificate to affect a transfer of a property until such time as the seller has complied with the estate rules contained herein or the Constitution of the OBHOA.

1.13 Non-compliance:

- 1.13.1 For the enforcement of the provisions of these rules, or the provisions of the Constitution generally the Trustees or the Managing Agent may:
- 1.13.1.1 give notice to the member / resident concerned to remedy any breach within such period as they may determine.
- 1.13.1.2 take, or cause to be taken, such action, as they deem fit to remedy the breach of which the member / resident concerned may be guilty and debit the cost thereof, which shall be a debt due to the Association, to the levy account of the member,

and which shall be payable as part of his / her levy on the first day of the following month, and

- 1.13.1.3 impose a fine, in an amount as determined by the Trustees in their sole discretion, on the levy account of the member, which amount shall be payable as part of his / her levy on the first date of the following month.
- 1.13.2 Should the Trustees or Managing Agent institute legal proceedings against any member for the enforcement of any of the rights of the Association, the Association shall be entitled to recover all legal costs so incurred from the member concerned, calculated as between attorney and client, including tracing fees and collection commission.
- 1.13.3 In the event of any breach of these rules or of any of the provisions of the Constitution by any person residing in a member's unit, or his guest, employee, contractor or agent, such breach shall be deemed to have been committed by the member himself; but without prejudice to the foregoing, the Trustees or Managing Agent may take, or cause to be taken, such steps against the person actually committing the breach, as they may in their discretion deem fit, in addition to any action which might be taken against the member concerned.
- 1.13.4 Complaints, relating to the behaviour of another resident are to be lodged with the Managing Agent in writing, provided that the complainant has first attempted to settle the matter amicably with the other party. In the case of a serious contravention of the Constitution the Managing Agent may be approached without prior attempts at settlement between the parties.

1.14 General Matters:

- 1.14.1 The Trustees may amend, cancel or add to the estate rules from time to time.
- 1.14.2 The Trustee reserve the right to take any action they deem fit in the instance of a continued contravention of a rule, after expiry of a written notice detailing the contravention. Such action can include rectification by the OBHOA, the costs of which will be charged to the transgressors, or possible imposition of a fine and subsequent legal action.
- 1.14.3 This document may be amended from time to time to cater for conditions that may not have been foreseen at the time of writing, and the Trustees reserve the right to make such amendments as they deem fair and which shall be binding upon all residents in the estate.

2. ARCHITECTURAL GUIDELINES:

2.1 Procedures to be followed for the approval of Building Plans:

2.1.1 Approval process:

A three stage building plan approval will be employed in order to ensure that aesthetic and functional standards are maintained in the estate.

2.1.2 Stage 1:

Two copies of site development plans and sketches of both the proposed floor plans and the elevations of buildings shall be submitted to the OBHOA for its consideration of the conceptual design principles at its regular Trustee meetings. The stage 1 plans shall be accompanied by a security fee of R1 000 and by a certificate from the architect, or person who prepared the plans, that the plans comply with these architectural guidelines.

2.1.3 Stage 2:

Two copies of detailed design drawings shall be prepared so as comply with the conditions of approval by the OBHOA in respect of stage 1 plans. These stage 2 drawings shall also be submitted to the OBHOA for its consideration. Where alterations or amendments are required, these shall too be shown on the revised drawings.

2.1.4 Stage 3: (Major alterations / Increase in footprint)

After the detailed drawings have been approved by the OBHOA the approved drawings shall be submitted, together with the prescribed plan fees, to the JB Marks Local Municipality for approval.

2.1.5 On receipt of the JB Marks Local Municipality's approval of their building plans, applicants may proceed with the construction of the building in accordance with the building by-laws, standard building regulations and the approved building plans, and after completing security procedures required for each builder. After completion of construction the owner architect should issue a certificate indicating that construction was completed as per the approved drawings.

2.1.6 Deposits:

A refundable deposit of R5 000 shall be paid by each applicant upon submission of his stage 2 drawings to the OBHOA to cover the costs of re-instating sidewalks where the owner or the building contractor has failed to:

- replant grass and /or trees damaged or destroyed during the building process.
- remove rubble or rubbish left on the sidewalks or adjoining stands.

Owners are respectfully requested to ensure that building operations are organised so as to eliminate the unsightly dumping of materials on the sidewalks. The sidewalk deposit, or unutilised portion thereof, will be refunded to the applicant upon request on completion of the construction activities.

2.1.7 Copies required:

Major works: Two copies of the sketch plan and four copies of the working drawings shall be submitted to the OBHOA for approval. One copy will be retained by the OBHOA for its records, and the other three will be returned, with a stamped approval and / or comments, to the applicant for submission to the JB Marks Local Municipality.

Minor works: One copy of the sketch plan and two copies of the working drawings shall be submitted to the OBHOA for approval.

2.1.8 Information to be provided on drawings:

2.1.8.1 Site development plans:

- parking areas (visitors, open & covered parking)
- open spaces (laundry yards, gardens etc.)
- existing trees
- siting of all buildings
- building lines & other restrictions
- storm water management
- permitted coverage
- actual coverage
- permitted floor area ratio
- actual floor area ratio
- cadastral information (boundary dimensions, North etc.)
- proposed floor levels, ground contours & number of storeys
- stand numbers, as well as adjacent stand numbers
- trees that are to be removed
- any additional information.

2.1.8.2 Elevations:

Drawings clearly showing the proposed elevations of both main and outbuildings shall be provided. The external wall colours are to be shown.

2.1.8.3 Floor plans:

Floor plans shall be provided and shall indicate the proposed use of each room.

2.1.8.4 Size of plans:

All sketch and site development plans shall be submitted on a maximum of A1 paper size to a 1:100 scale. Small scale locality site plans shall be 1:500 scale.

2.2 Town Planning Controls:

2.2.1 General:

The restrictions set out below are in addition to any restrictions imposed in terms of conditions of title, town planning scheme or national, or any other building regulation. Notwithstanding that any plans or improvements may comply with any such restrictions imposed by third parties, the approval of any plans or improvements within the estate shall be at the sole discretion of the OBHOA. Similarly, compliance with restrictions imposed by the OBHOA shall under no circumstances absolve the owner from the need to comply with the restrictions imposed by third parties, nor shall the OBHOA approval be construed as permitting any contravention or restrictions imposed by any authority having legal jurisdiction.

2.2.2 Density:

The number of dwellings that may be erected on a stand shall not exceed one. The buildings to be erected on a stand shall not exceed the maximum density permitted in terms of the Town planning scheme, provided that the OBHOA may, at its sole discretion be prepared to support an application to increase the maximum density in certain circumstances.

2.2.3 Coverage: as per Town planning Scheme

2.2.4 Height restrictions:

No more than two storeys shall be erected vertically above each other. To protect each stand's view it is desirable that the ground floor surface bed of a double storey dwelling not exceed 1.0 meters above the natural ground level.

2.2.5 Building lines:

No structure shall be erected within the building lines imposed by the Town planning scheme, provided that the OBHOA may, in its sole discretion, be prepared to support an application to the Local Authority for the relaxation of those building lines under certain circumstances. Local building regulations will apply.

2.3 Treatment of Stand Boundaries:

2.3.1 Street boundaries:

Although it is appreciated that the diverse nature of single residential neighbourhoods will lead to a varied treatment of street boundaries, every effort should be made to avoid the hostile canyon-like effect that high solid walls along streets cause in many residential areas. In order to enhance the appearance of sidewalks, the streetscape and the estate generally, no fences or walls are allowed, other than De Fence fencing between a building and the wall of the adjacent stand. These panels may only be Dark Grey/ Charcoal in colour.

2.4 Prohibited Building Materials:

The use of the following building materials is not permitted:

- Cement bricks
- unpainted or reflective sheeting
- reflective or false roofing materials
- precast concrete walls
- sheds or Wendy houses
- razor wire, security spikes or similar features
- lean-to's and temporary carports, or shade net cloth

The written approval of the OBHOA should be obtained for the use of any materials other than conventional bricks and mortar.

2.5 Miscellaneous Architectural Guidelines:

- 2.5.1 The aesthetics of the design of parapets, fascia's, capping eaves, and roof trim, guttering and roofing materials in general will be considered.
- 2.5.2 The colour of all external wall finishes is specified in addendum 1 attached hereto.
- 2.5.3 Awnings, TV aerials and antennas, blinds and other items which do not form part of the basic structure should be clearly shown and annotated.
- 2.5.4 Garages and additions should match the original design, both in elevations and in material usage.
- 2.5.5 Yard walls and screen walls should complement the basic materials of the buildings.

- 2.5.6 No staff accommodation should be nearer the street than the main dwelling unless contained under the same roof or integrated into the total design.
- 2.5.7 The privacy of surrounding properties should be considered at all times. As a rule, no windows or balconies on the upper storey should overlook the living space of adjacent dwellings.
- 2.5.8 The installation of water tanks, in order to facilitate rain water harvesting or to supplement ordinary water supply, is allowed, subject to application to and approval by the Trustees. Applications must be accompanied by a sketch of what the location of the tank(s) will be. All pumping equipment should not be visible from the street.

Only JoJo Slimline, marble finish in Black, Grey or Green, (see below) tanks will be allowed and a maximum of two tanks per unit may be installed. The installation must be done by a professional installer, who must supply the Trustees with a certificate of compliance on completion of the installation.



- 2.5.9 The installation of other, or supplementary, water heating infrastructure, other than conventional geysers, is allowed by the installation of either solar panels or heat pumps, subject to application to, and approval by the Trustees.

Solar panels should always face north or north east and the installations must be flat on the roof of the house. No pitching or framework will be allowed. Solar may only be installed by a accredited solar installer, after which a COC should be issued to the HOA.

Installations should be done in the least obtrusive manner and may only be done by professional installers, who must supply the Trustees with a certificate of compliance on completion of the installation.



2.6 **Building Guidelines:**

2.6.1 **General:**

A modern gable roof Architectural theme is to be maintained throughout the estate.

2.6.2 **Roofs:**

2.6.2.1 Roof pitch = 22%

2.6.2.2 No mono pitches will be allowed. Apart from those contained in the original architectural theme relating to open carports.

2.6.2.3 Only Charcoal/ Grey Marley Double Roman Tiles or similar is allowed.

2.6.3 **Walls:**

2.6.3.1 **Finish:** Plaster and facebrick wall finish will be allowed. To be painted in the colour as specified in addendum 1, attached hereto.

2.6.3.2 Existing boundary walls may not be altered in any way. No prefabricated concrete walls will be allowed.

2.6.4 **Windows & Doors:**

2.6.4.1 Front doors, in natural wood, varnish.

2.6.4.2 Window frames, aluminium, charcoal or bronze finish.

2.6.4.3 All garage doors to be as per the original type and style.

2.6.4.4 Burglar bars are to be of the interior type only.

2.6.5 **Signage:**

2.6.5.1 Only house numbers, in silver, are allowed. House numbers to be visible at all times.

2.6.5.2 No other signage will be allowed. Advertisement signs of security firms will not be allowed.

2.7 Consultation with the OBHOA Review Architect:

In view of the architectural guidelines prescribed, it is strongly recommended that the purchaser and his architect should communicate with the review architect appointed by the OBHOA before commencing with any building activities, and in any event prior to the submission of the final building plans to the Trustees.

Review Architect: Design Studio, Louis Boshoff

2.8 Control of Building Activities:

2.8.1 Introduction:

The OBHOA, the legally constituted representative of residents at Oudebosch has adopted certain rules relating to the activities of building contractors on the estate. The primary intention of the rules is to ensure that all building activity on the estate occurs with the least possible disruption to residents. In the event of any uncertainty, residents and / or their contractors are most welcome to contact the Trustees.

2.8.2 Legal status:

The rules governing building activities, which are set out below, are the rules adopted by the OBHOA and are therefore binding on all residents. Furthermore, each resident is obliged to ensure that his / her building contractor is made aware of the rules and complies with the rules. Residents should therefore include the rules in their entirety in any building contract concluded in respect of property on the estate. The OBHOA has the right to suspend any building activity which is in contravention of any of the rules and the OBHOA accepts no liability whatsoever for any loss sustained by a resident as a result thereof.

2.8.3 Building Rules:

2.8.3.1 Building activity will only be allowed between 07H00 and 17H00 on weekdays.

Note: No building activity will be allowed on Saturdays, Sundays and public holidays without special permission from the Trustees, since those days are regarded as private time.

Special applications for building to take place during private time should be lodged with the Trustees, together with the approval of the adjacent neighbours, one week prior to when the activities will take place.

- 2.8.3.2 During private time, the contractor will be allowed only one representative per site in the capacity of watchman / guard. The representative must display the required ID which was obtained from security.
- 2.8.3.3 All the contractors' workers and / or subcontractors must enter the estate in an approved vehicle with a temporary access token, valid for the duration of the building operations, or alternatively obtain a causal employee card at the security gate by lodging a valid ID document, which will be handed back on the return of the ID card.
- 2.8.3.4 The contractor must complete the requisite security data information sheets.
- 2.8.3.5 The contractor shall provide facilities for the disposal of rubbish, ensure that the facilities are used and that rubbish is disposed of on a weekly basis.
- 2.8.3.6 The site is to be kept clean of building rubble, with regular cleaning taking place.
- 2.8.3.7 Where materials have been off-loaded and encroach the street or roadway, any such material must be removed by the building contractor. No material is to be allowed to remain on the roadway and it is the responsibility of the contractor to ensure that the roadway is cleared of any material.
- 2.8.3.8 Suppliers are not allowed to use semi-trailers for deliveries. Residents will be held liable for any damage caused to the roads or landscaping by such vehicles.
- 2.8.3.9 Deliveries from suppliers must be scheduled during normal working hours only, i.e. Mondays to Fridays between 07H30 until 16h00.

- 2.8.3.10 Contractors must take every effort to respect the privacy of any neighbours during building activities and generally try to reduce inconvenience as far as possible.
- 2.8.3.11 Should the OBHOA have any concern with the conduct of a contractor or his employees, the OBHOA may rectify as deemed necessary and the OBHOA reserves the right to at any time suspend, without prior notice, any building activity until such time as the undesirable conduct has been rectified.
- 2.8.3.12 The contractor should undertake to comply with the above rules in addition to any further controls which may be instituted by the OBHOA from time to time in the form of a written notification, and to ensure compliance with the rules by any contractor or subcontractor.