

## **GARANZIA VILLAS SECURITY COMLEX**

### **HOUSE RULES**

(Prescribed by the BOARD OF CONTROL in terms of clause 10 of the Purchase Agreement)

It is the sincere wish of the BOARD OF CONTROL that the lives of all residents of Garanzia be as peaceful as possible. For the sake of smooth administration and with a view to promoting a cordial atmosphere throughout the village, residents are requested to take note of the following information, procedures and rules, which supplement the provisions contained in the Purchase Agreement, The kind cooperation of everyone will be much appreciated.

1. Meeting:

From time to time meetings of residents are arranged with the Chairperson for discussion of matters of general interest.

2. Problems:

Any problems should please be reported to the Chairperson of the House Committee or the Village Manager. Matters that cannot be dealt with at this level will be referred to the BOARD OF CONTROL.

3. Levy:

3.1 The monthly levy is fixed by the BOARD OF CONTROL in terms of the provisions of the Purchase Agreement and reviewed annually in the month prior to the commencement of the ensuing financial year.

3.2 The levy is payable monthly in advance at the office of Garanzia. The due date is shown on the monthly account. Residents are requested kindly to come one at a time, bearing in mind that everyone is entitled to discuss his or her affairs in confidence.

4. Other financial obligations:

In addition to the levy, residents are responsible for payment of the following:

- By March 1 the prescribed annual membership fee (presently R15)
- Municipal electricity and availability charges calculated on a pro rata basis
- Own electricity and water consumption
- Sewage and refuse removal
- Maintenance and repairs of defects in the house, including the cleaning of carpets and painting of the interior on termination of the right of occupation
- Own cost incurred in maintaining a small garden at one's residence (see sub par. 15.2)
- The cost of the control of pests and infestation (e.g. termites) in and around the residential unit and of the repair of any damages
- Nursing services
- Personal doctor's fees
- A once only security charge as prescribed from time to time by the BOARD OF CONTROL

- A once only charge as prescribed from time to time by the BOARD OF CONTROL for the nurses call system. The button remains the property of GARANZIA (also refer to sub-par 16.2)
- 5. Midday Meal – Thursday:  
A midday meal is served in the village hall on Thursdays for all residents at a tariff fixed by the BOARD OF CONTROL from time to time. The meal is intended for enjoyment in the company of the other residents, but may be taken away if necessary. Meal reservations can be made at the office from Friday 09.00 until Tuesday 12.00. The BOARD OF CONTROL reserves the right to alter or cancel any of the arrangements in connection with the midday meal.
- 6. Hair Salon and Clinic:  
On Thursdays a hair salon and a clinic are available in the Service Centre. Appointments must be made in advance.
- 7. Entrance gate:  
The remote control button of the main entrance gate provided to residents should be maintained in safekeeping and returned to the Village Manager when the residence is vacated. The resident is responsible for the cost of batteries and repairs to the remote.
- 8. EMERGENCY NUMBERS AND INFORMATION
  - 8.1 A list of the names of the following persons must be provided the office and must also be displayed at the telephone in the residential unit:
    - Medical doctor
    - Children or friends who can be called in an emergency.
  - 8.2 It is also important that residents with chronic ailments complete the medical form which is obtainable on request and return it to the office, so that it will be available if they plan to be absent overnight or for a longer period.
- 9. Absence:  
Apart from the conditions stipulated in the Purchase Agreement, the movement of residents is not restricted, but residents are requested to advise the Village Manager in advance if they plan to be absent overnight or for a longer period.
- 10. Guests & Visitors:
  - 10.1 Guests:
    - 10.1.1 Residents must as far as is reasonably possible ensure that their guests also comply with these House Rules:
    - 10.1.2 Guests may stay over temporarily with residents, but it is advisable that the Village Manager be informed for control purposes. If the stay is longer than a week, the Village Manager must be informed and if it extends over more than 14 days, the permission of the BOARD OF CONTROL is required.

- 10.2 Visitor other than those mentioned in par.10.1:
  - 10.2.1 No person, other than known Church officials visiting or collecting from members of their Church may enter the Village to conduct door to door sales, advertising, collecting, canvassing, etc., without proof that prior permission has been obtained from the Village Manager. The Village Manager's permission does not mean that she recommends or is sympathetic towards the matter.
  - 10.2.2 No person, other than known Church officials visiting or collecting from members of their Church, may enter the Village to conduct door to door sales, advertising, collecting, canvassing, ect., without proof that prior permission has been obtained form the Village Manager. The Village Manager's permission does not mean that she recommends or is sympathetic towards the matter.
- 11. Vehicles:
  - 11.1 Residents and their guests must park their vehicles in the general parking area, or in front of or in the garage of their unit. Vehicles must not be parked in a manner that interferes with the flow of traffic.
  - 11.2 Residents must not undertake major repairs to their vehicles in public and must prevent oil staining the paving.
  - 11.3 The speed limit of 15 km per hour must be strictly observed within the Village presents.
- 12. Employees:
  - 12.1 Residents may employ a domestic servant with the sanction of the Village Manager, but servants may not stay overnight or be accommodated in the residential units or the Village premises. A servant must have a name-plate issued by the office, in order to gain access to the Village.
  - 12.2 When on duty the employees of Garanzia Villas may not work for a resident at any time other than that provided in the service roster, unless prior permission has been obtained from the manager.
  - 12.3 It is important that residents not enter into arguments with or reprimand employees of Garanzia Villas. Any problems of complaints concerning employees must be lodged with the Village Manager.
- 13. Pets:

Pets are allowed when occupant moves in, but may not be replaces with a new pet.
- 14. Prevention of accidents and fires:
  - 14.1 A resident may not store any quantity of solid, liquid or gaseous material and must refrain from any act, whether in a residential unit or elsewhere within the Village premises, which is dangerous or could result in an increase in the insurance premiums payable by Jeffreysrus.

14.2 It is important that all pathways, those between houses as well as roadways, shall at all times be without hindrances (e.g. hoses and protruding branches). The pathways between the houses are used by all residents, including those with visual walking problems and those in wheel chairs. The open spaces between the houses also serve as an aid to combat the spreading of fires.

15. Appearance of surroundings:

15.1 Residents are reminded that they may not:

- Without written approval of the Board of Control erect any structures outside their residential buildings;
- Place any containers, such as refuse bins, outside their residences, which can detract from the aesthetics of the surroundings;
- Without the written approval of the Board of Control place any signs, notices or advertisements in a conspicuous position on the inside or outside of their residences or elsewhere on the Village premises; or
- Discard anything on the premises that causes spoilage or pollution.

15.2 Residents may at own cost develop the gardening space adjoining the residences, but the approval of Garanzia is needed for the planting of perennial shrubs and plants that grow to a height of more than one meter. The nature of any garden must also be such that the resident concerned can maintain it without assistance.

As the water used for the gardens and open spaces is funded by the pool account which is recovered as a part of the levies, it is in the interest of all residents that water be applied economically. To save water, established trees and shrubs and plants should not be watered unnecessarily and garden hoses should only be used under proper supervision.

16. Statutory and General:

16.1 A resident shall not –

- Perform any activity at his or her residence or any part of the Village in such a manner or for such a purpose as could damage the image of Garanzia.;
- Infringe or permit the infringement of any Law or By-law, Ordinance, Proclamation or Statutory Regulation or any condition of a license applicable to his or her residence or the Village premises;
- Perform any act at his or her residence or within the precincts of the Village which could disturb other residents or damage the character and appearance of Garanzia.

- 16.2 If the red button of the nurses call system is activated without good reason, a penalty prescribed from time to time by the Board of Control will be imposed
- 16.3 Immediately after a residence is vacated, all keys including those of the main entrance gate, must be returned to the office.

Date: 1 March 2011

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Chairperson: Board of Control

I/we the undersigned resident(s) of residential unit no. .... Garanzia Villas,  
acknowledge having received a copy of the House Rules: Houses dated .....  
And the I/we have taken note of the contents thereof.

Date: .....  
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