



Kelderhof: Code of Conduct

List of Transgressions

Clause	Description	Penalty per Offence	
Additional Terms			
2.3	No business or trade may be conducted on any erf within the estate		2 months' notice thereafter R5,000 per month
2.4	No signs, notice boards or advertisements may be placed on the common area or around the erven	R200	
2.5	Owners to use Estate Agents accredited by the Owners' Association	R2,500	No warning applicable
2.6	No firearm or other weapon may be used on or around the estate	R1,000 to R5,000	
2.7	Littering in the common areas & vineyards is forbidden, incl. cigarette stubs	R200	
2.8	No fires of any kind on the estate except in an indoor fireplace or outside braai area	R1000	Cost of damage
2.9	No invasive alien vegetation permitted anywhere on the estate		Removal at member's cost 1 months' notice, thereafter R500 per month
2.10	All owners to maintain erven (main house, garages, outbuildings, boundary walls, site walls, gardens) in good condition at all times		1 months' notice, thereafter R500 per month
2.11	No fireworks of any kind may be used on the estate	R1000	
2.12	Burglar alarms with response capability must be linked to the in-house armed response service		1 months' notice, thereafter R200 per month
2.13	No refuse(domestic or garden) or refuse containers may be left outside except on collection days	R100	
	Refuse to be placed in standard refuse bags in council bins	R200	

	No refuse to be stored or dumped on the estate	R500	
2.14	Any damage within the estate by a vehicle shall be the responsibility of the resident of the erf to or from which the vehicle was travelling		Repair to be completed by the Estate with costs to the Owner
2.15	No habitation of a mobile home or caravan will be permitted on the estate	R1000	
3.1	Speed limit is 30km/h	R200- R1000	At the discretion of Security Officers and/or the Estate Manager
3.2	Visitor/employee of resident habitually breaking the code of conduct	R1000	Ban from estate
3.3	Use of vehicles making excessive noise is not permitted	R200	
3.4	<u>All vehicles to keep to designated roads</u> Drivers to observe all road signs	R200R200	
3.5	No unsafe or nuisance-like driving	R200-R1000	At the discretion of Security Officers and/or the Estate Manager
3.6	No parking in undesignated parts of the common area	R200	
3.7	No commercial vehicle, caravan, trailer or boat may be parked in the common area except for deliveries	R200	
3.8	No vehicle may be parked in a manner that protrudes over or onto the road reserve of the common area	R200	
3.10	No vehicles may be parked or abandoned in the common area for more than 2 days unless permission is obtained	R200 per day	Removal risk and expense of owner
3.11	No driving any motorized vehicle in the estate unless licensed to do so	R1000	
3.12	No motorized vehicle not requiring a license to drive may be used on the estate	R500	
3.13	Vehicles should not drip oil or deface the common areas, roads or driveways	R200	Repair to be completed by the Estate with costs to the

			Owner
4.2	No more than 3 dogs and 2 cats may be kept Dogs may not roam in the common area Dogs must be on a leash/under control when walking in the common area Excrement to be removed immediately from the common area Disturbance due to barking dogs is not allowed Screening should be provided to prevent dogs barking at passers by Dog and cats must have ID tags with owner's telephone number	R200 R200 R200 R200	1 month's notice to remove, thereafter R500 per month. (See also 4.5 in the Code of Conduct) 1 month's notice then R500, then removal in Month 3 (See also 4.5 in the Code of Conduct)
4.3	Pets are not to cause a disturbance in common areas or in the vicinity of other erven	R200	
4.4	No caged wild birds, wild animals poultry or farm animals shall be permitted on the estate.		1 month's notice to remove, thereafter R500 per month (See also 4.5 in the Code of Conduct)
5.1	No resident/visitor or employee may collect or remove anything from the common areas, including: Wood, stones, flora, fauna, vines and fruit No person may uproot or pick up any indigenous plant or disturb or kill any wild animal or bird	R500 R1000	
5.3	No member shall damage, remove or prune any tree or vine in the common area	R1000	
5.4	All members shall maintain the road verge at all times		1 month's notice to remove, thereafter R500 per month
5.5	Waste Skips are strictly prohibited	R500	
6.1	Abuse of Remotes		De-activation of the remote and a fine of up to R1,000.
6.3	Unauthorized access and non-compliance by visitors of the Code of Conduct	R200-R1000	
6.4.1	Contractors not displaying permit	R200	Ban from the estate

7.1	Residents and their guests may not engage in any activity, occupation or hobby that causes nuisance to other residents		Warning then R200 for 1 st offence, R400 for 2 nd , 600 for 3 rd , R800 for 4 th .
7.2	Residents and employees may not operate noisy machinery including: Lawnmowers, chainsaws, lathes and wood-working machinery After 16h00 on Saturdays Before 09h00 or after 12h00 on Sundays or public holidays Before 07h00 and after 20h00 on other days	R200 R200 R200 R200	
7.3	No exterior speakers are permitted The level of any music played shall not cause disturbance to other residents		Warning then R200 for 1 st offence, R400 for 2 nd , 600 for 3 rd , R800 for 4 th .
7.4	No lights shall be permitted which shine directly into a neighbouring erf or are intrusive to another resident		1 months' notice, removal member's cost, thereafter R500 per month
8.1	Breach of the code of Conduct by tenants	As applicable above	
8.2	Notification to Estate Management of a tenant		1 months notice, thereafter R500 per month
8.3	Leases shorter than 6 months	R500 per month	
8.4	Properties let as a commune		R1000 fine and 1 month's notice to evict. Thereafter R2000 per month.