

Mooikloof Heights Estate.

On its meeting held on 18 June 2012, the Board of Directors amended the following Rule:

Rule 2.8 Streetscape:

“2.8.1 On occupation of a stand, the new owner has one month to clear the sidewalk of the natural and wild growth thereupon and to level, clean and establish the ‘permanent’ sidewalk of the stand. Sidewalks and curbsides should be covered with grass and paving as prescribed by the Association. Details on the type of grass, pavement stone and dimensions are available from the Estate Manager. If any owner prefer not to cover his sidewalk with kikuyu grass, permission must be obtained from the BoD to do otherwise. In the event of non-compliance with this rule, the Estate Manager shall prepare the sidewalk and curbsides and such costs will be reflected on the levy statement for such month. It is agreed that this rule is fair and enforceable since the envisaged sidewalk and curbsides are for the benefit of the Estate and members’ property improvements.

2.8.2. The member will be given one week’s notice before the Estate Manager will commence with the preparation of the sidewalk after approval of the BoD. Notice if this action by the BoD, will be by means of the regular Newsletter, e-mail, or land mail. No further notice will be given thereafter and the work will commence and be completed forthwith.

2.8.3. Every owner has a responsibility to the community to maintain the pavement area between the road curb and the boundary of his/her property, which includes the cutting and watering of any lawn, trees, plants and shrubs planted on the pavement area.

2.8.4. On the pavement, no trees, plants lawn or pavement may be removed without the permission of the Association. If the pavement, lawn, trees and/or plants are damaged in any way including as the result of building activity, it is the responsibility of the owner to restore the area to the satisfaction of the Association, failing which the Association will repair any damage at the owner’s expense. Such costs will be reflected on the levy statement for such month of such repairs.”

to read as follows:

2.8.1 The development and maintenance of the sidewalk, that is the area between the street curb and the boundary wall (if any), (the boundary wall is measured 8.4 meters from the centre of the street) is the responsibility of the owner. Within one month after occupation of a stand, the owner must start to clear the sidewalk of natural wild (veldt) grass and vegetation, and level, clean and develop the permanent sidewalk of the stand. Sidewalks must be developed with either lawn, paving, small plants, shrubs and stones, or a combination of these, as to create and develop a manicured garden-like area. If the sidewalk or any part thereof is not developed in an acceptable manner, the AC will inform the owner and an alternative finish must be proposed and approved. In the event of non-compliance with this rule, the AC shall prepare an alternative development for the sidewalk and the owner will be given 2 months to complete the sidewalk, after which time the Estate Manger /AC could prepare the sidewalk and such costs will be reflected on the levy statement to the owner for such month, or a penalty of R500 per month may be imposed until such a date as the AC consider adequate progress has been made. Notice of this action by the AC/BoD, will be in writing, e-mail or land mail. No further notice will be given thereafter and the work will commence and be completed forthwith.

2.8.2 replace by 2.8.3 Every owner..... Area”

2.8.3 replace by 2.8.4 “On the pavement such repairs”

You are also referred to Chapter 2 of the Rules and Regulations, (and especially 2.1.8), where procedures are set out for the implementation of the Rules.

Fanie Venter,
Estate Manager.

