



GOWRIE FARM - HOUSE RULES

1 Introduction

- 1.1 The House Rules are intended ensure that the rights and expectations of homeowners are met in the general day-to-day use of Gowrie Farm (**"the Estate"**).
- 1.2 The House Rules may be amended from time to time by the Board of Directors of the Gowrie Farm Homeowners' Association (**"The Homeowners' Association"**).

2 Conducting business from home

- 2.1 A homeowner or lessee or any other person wishing to run a business - other than a home office - from a residential property, must apply for permission from the Homeowner's Association. The application must include all information relating to the business that the Homeowners' Association may reasonably require.
- 2.2 Businesses that require staff to work on the premises and / or visits by customers and suppliers will not be allowed.
- 2.3 The Homeowners' Association may grant or deny permission to run a business from a residential property and, in granting permission, may impose any conditions which it deems fit.
- 2.4 The Homeowners' Association may withdraw permission to run a business from a residential property on reasonable written notice.

3 **Traffic**

- 3.1 No person shall drive any vehicle within the Estate at a speed in excess of 40kph.
- 3.2 No person shall drive, or permit to be driven, any two, three, or four-wheeled recreational motor cycle/vehicle or motor cycle within the Estate, including but not limited to vehicles popularly known as “quad bikes” and “scramblers”, unless –
- 3.2.1 That person is licensed to drive the vehicle; and
- 3.2.2 The vehicle is driven only between the gatehouse and that person's residence (in other words, these vehicles may not be driven off road or on any road other than the most direct route between the gatehouse and the driver's residence).
- 3.3 No person shall drive any vehicle on the Estate unless they are appropriately licensed to drive that vehicle and unless they adhere to all road safety regulations.
- 3.4 Only licensed drivers may drive a golf cart on Gowrie Farm Estate.
- 3.5 No person shall, on public open spaces or common property within the Estate, park or store any caravan, boat, trailer or truck or other vehicle, except with the consent of and at a place designated in writing by the Homeowners' Association.

4 **Open spaces**

- 4.1 No person shall anywhere in the public open spaces or common property of the Estate disturb, damage, destroy, pick or remove any plants save with the consent or on the instruction of the Homeowners' Association.
- 4.2 No fires -except for *bona fide* braai fires or braziers - shall be lit anywhere on the Estate, outside of a dwelling, save with the consent of, or on the instruction of, the Homeowners' Association.
- 4.3 No person shall use any public open space on the Estate in any manner, which may unreasonably interfere with the use and enjoyment thereof by other persons living on the Estate.

- 4.4 No person shall discharge any fireworks, air gun or gas gun, cross-bow or long bow or any firearm on the Estate, except in self-defence or where specifically permitted to do so by the Homeowners' Association.

5 **Domestic animals**

- 5.1 As we reside on a working farm, homeowners and residents require written permission from the Homeowner's Association in order to keep dogs on the Estate. The maximum number of dogs permitted per household is two dogs.
- 5.2 The Homeowners' Association may grant or deny permission to keep dogs on the Estate. The Homeowners' Association may withdraw permission to keep a dog on reasonable written notice.
- 5.3 Homeowners who have dogs must ensure that their property is adequately fenced to prevent dogs from escaping by digging and or jumping over the fence/gate.
- 5.4 Cats will no longer be allowed as pets on Gowrie Farm unless already in residence as at 1 November 2014. This rule shall be strictly enforced to safe guard animal and birdlife on Gowrie Farm.
- 5.5 All pets shall be neutered or spayed and have a valid rabies certificate.
- 5.6 Pets, when on the public open areas on the Estate, shall at all times be under the control of their owners. If pets are not under control then they must be on a leash. The Homeowners' Association may require certain pets to be on a leash if they are seen to be uncontrolled.
- 5.7 All pets must have identity tags and the owners of dogs, and any cats, shall be in possession of a valid Rabies certificate for such animals.

6 **Access to the estate**

- 6.1 Homeowners
- 6.1.1 All homeowners and any tenants or other residents shall display, on the windscreen of their vehicles, the current year's sticker, provided by the Homeowners' Association. The sticker provides the relevant vehicle with easier access to the Estate. Should any homeowner

not display the sticker, then they will be required to sign the control register maintained by the gate security guards on entering the Estate.

6.2 Domestic workers

6.2.1 All Homeowners who employ domestic workers must fill in a Domestic workers form. The forms are handed out at the main gate to the employee and a photograph is taken. A copy of the employee's I.D. along with the Homeowners signature thereon is required and needs to be returned to the Main Gate. The Homeowners' Association, or its agent, shall then issue all domestic workers employed on the Estate with an identity card. Every domestic worker shall carry the identity card when entering the Estate and this card will be displayed in the clear pocket of their reflective jackets. The identity card together with the vest must be handed in at gate security when leaving the Estate on a daily basis. Domestic workers will also be given a reflective vest to wear whilst walking on the Estate.

6.3 Casual workers

6.3.1 All casual workers must be registered by the Homeowners' Association.

6.4 Delivery personnel and visitors to individual homeowners

6.4.1 Visitors and delivery/service personnel (eg: couriers, handymen etc) shall be required to sign the visitor's register entering the Estate.

6.4.2 All visitors or delivery/service personnel must have a confirmed destination.

6.4.3 If a homeowner expects a visitor or delivery/service personnel, then the homeowner shall inform in advance the gate security personnel that the visitor or delivery is to be expected.

6.4.4 If no advance notification has been provided to the gate security personnel of expected visitors or delivery/service personnel, the security personnel will make two attempts to contact the respective homeowner and/or destination for confirmation. In the

event of no confirmation being possible, then the visitor or delivery/service personnel may be denied access to the Estate.

6.5 Pedestrians

6.5.1 Only pedestrians who have authorized access to the Estate shall be allowed through the main gate i.e. Run Walk For Life members, members of the Golf Club and Gowrie village residents who have traversing rights cards. Such persons shall be required to wear apparel and/or exhibit I.D cards which will identify them as authorised to enter the Estate.

6.6 Contractors

6.6.1 Contractors and subcontractors shall use the contractors' gate at all times and shall adhere to the regulations pertaining to access via this entrance.

6.6.2 Contractors and subcontractors are not permitted access a building site over the weekends or after hours. The Homeowners' Association may grant special permission for weekend or after-hours access.

7 **Service areas**

7.1 No clothes, linen or washing of any nature may be hung out or placed anywhere to dry except in a service yard or such other area designated for the purpose, on any property on the Estate. Boundary walls/fences of the property shall not be used for this purpose. Washing should not be visible from outside the property.

7.2 All gas bottles, rubbish bins etc. are to be out of sight from all neighbours and from the road.

8 **Swimming pool**

8.1 The swimming pool is used at the risk of the user and children should be under the supervision of an adult.

8.2 The following is not permitted in the pool area –

8.2.1 Running or horseplay;

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March 2016*

- 8.2.2 Any pets or animals;
- 8.2.3 Glass bottles or alcoholic beverages;
- 8.2.4 Smoking;
- 8.2.5 Any person who is intoxicated or under the influence of any drugs.
- 8.3 Balls and other toys may be used provided that they are not a nuisance to any other person in the pool area and provided that they do not constitute a danger to windows or persons using the premises.
- 8.4 Proper swimming attire must be worn in the pool area at all times.
- 8.5 Anyone making use of the pool is required to comply with any instructions given by or on behalf of the Homeowners' Association.
- 8.6 The Homeowners Association shall be entitled to –
 - 8.6.1 Impose a temporary or permanent ban from the pool area on any person who contravenes these rules; and
 - 8.6.2 Close the pool at any time for maintenance, for reasons of safety or for any other reason.

9 **Garden & Landscaping Code**

- 9.1 The objective is to maximize the aesthetic quality of the landscape by ensuring sensitive treatment of all the natural areas and the planting of suitable tree cover for the purpose of obscuring unsightly infrastructural features.
- 9.2 The regulations included in the Environmental Management Plan must be observed. These rules take cognisance of the Environmental Management Plan without going into all the specific environmental issues detailed therein.
- 9.3 Fencing at Gowrie Farm is discouraged. Where fences are necessary, they must blend in with the surrounding fences on the Estate and must be either four or five stranded fences; save in where the owners have dogs, in which case they shall be common wire fences. All poles shall be of C.C.A. treated timber and shall be natural and not turned poles, so as to give the impression of a farm fence.

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- 9.4 It is intended that the gardens should connect with the open spaces around them; common lawns are encouraged. In areas where the properties are surrounded by natural grassland; **“cynodon” lawns are encouraged**’. In cases where there are kikuyu pastures, kikuyu lawns are allowed.
- 9.5 In instances where properties are surrounded by grasslands or natural veld, the connection between the gardens and the natural veld must be made with natural grasses and indigenous plants only. Gardens within owner's properties are not, however, restricted to indigenous grasses and plants.
- 9.6 When homeowners take responsibility for common land and wish to plant trees they must get approval from the GFHOA approved landscaping professional (currently Sheila Worrall) who will advise on what to plant. Cognisance must be taken of the ultimate size of the tree, shading, impact on water pipelines, sewerage pipelines etc.
- 9.7 Once homeowners have planted on a common area, they must assume total responsibility for the area.
- 9.8 The provisions of the landscape code must be complied with when planting on a common area i.e.:
- 9.8.1 There is to be no earth moving or construction of “berms” on common ground, without the written permission of the Homeowners' Association;
- 9.8.2 Permission must be obtained for the construction or erection of any fence, or structure on common land; and
- 9.8.3 A minimum of 2 meters of natural grassland and, where necessary, re-established grassland must be maintained on the margins of each of the four dams.
- 9.9 No burning of veld or rubbish is to take place without permission of the Homeowners' Association and supervision. All burning of veld will be done and controlled by Mr. Derek Greene and by his team.

10 **Fishing**

- 10.1 Fly Fishing only in is allowed at Island Dam and Pumphouse Dam. Other lures maybe used at Clubhouse Dam and Mrs Greene's Dam.
- 10.2 Island Dam is a catch and release only dam. Barbless hooks should be used for catch and release. Catch and release is encouraged at the other dams, but is not compulsory.
- 10.3 No one may drive over the golf course when going to the dams. Vehicles must be parked at areas demarcated as "fishing parking".
- 10.4 No motorised boats or devices are permitted on any of the Gowrie Farm Estate dams.

11 **Lighting**

- 11.1 The external lighting plan of all homes must be approved by the Architectural Review Committee
- 11.2 Homeowners shall ensure that lights affixed to the outside of their dwellings or to gates or boundary walls are not nuisance to other residents. The Homeowners' Association may require a homeowner to remove an offending light from a dwelling or building, or to reduce the brightness of such light to an acceptable level.
- 11.3 For homeowners not in residence, all exterior lighting should be switched off, except for the front entrance lights if necessary.
- 11.4 Spot lights are permissible if faced downward and used only occasionally for external functions.
- 11.5 Sensor lights should be considered for use on the exterior of the house.

12 Noise

All residents should respect the rights of other residents by not allowing or causing excessive noise.

13 Signs

Gowrie Farm is a "No Sign Zone". No commercial or religious signs are permitted.

14 Farm gates and fences

14.1 Farm gates or fences are not to be interfered with, other than by farm employees.

14.2 All farm gates are to be kept closed at all times.

14.3 The Farmer will not be responsible for any damage caused by livestock that are wandering as a consequence of a gate being left open.

15 Tenants

15.1 Should your property be rented out please ensure that your tenants have a copy of these rules and that they adhere to them.

15.2 Homeowners must comply with the Short Term Leasing Rules as amended by the Homeowners' Association from time to time.

16 Alterations

No alterations to properties shall be made without approval by the Architectural Committee.

17 Fines

The Board may impose a fine in an amount not exceeding R2000 in respect of any infringement of these house rules, and may continue issuing a fine until such time as the infringement is rectified.