

TITELBLADSY

SEE REVERSE SIDE FOR ENGLISH

Die gedagte is dat die Engelse en Afrikaanse weergawes rug-aan-rug in een A5 boekie gedruk word.

INLEIDING

Die Negester Onrusrivier-Suid Landgoed, hierna verwys as Negester, is ontwikkel om 'n veilige leefwyse en 'n aangename en rustige samehorigheidsomgewing te skep. Die raamwerk om hieraan uitvoering te gee, word in die Negester-grondwet vervat. Aanvullend hiertoe word die prakties organisatoriese en ook die gedrags- en samelewingsraamwerke vir inwoners, besoekers en alle werknemers in hierdie Huisreëls uiteengesit.

PRAKTIES /ORGANISATORIES

1. Verkeer

- a. Alle verkeer moet ten alle tye die spoedgrens van 20 km/h handhaaf en bestuurders moet met die grootste versigtigheid bestuur om nie 'n risiko vir voetgangers te wees nie. Reg van toegang moet te alle tye aan voetgangers verleen word.
- b. Sleepvoertuie, byvoorbeeld bote en karavane en ook gholf-karretjies mag alleenlik in garages gestoor word.
- c. Parkering op grasperke deur inwoners of besoekers is te alle tye verbode.
- d. Parkering onder die skadunette by die Negester Sorgsentrum behoort aan privaat individue en is alleenlik vir die gebruik van die eenaars.
- e. Die Parkeerplekke voor die Negester Sorgsentrum is gereserveer vir besoekers en geen personeellede van Negester of van diensverskaffers aan Negester mag daar parkeer nie.
- f. Gehoorsaam asseblief die eenrigtingstrate. Ons het nie verkeerspolisie wat oortreders sal beboet nie. Hierdie is dus 'n beroep op goeie buurmanskap.

2. Omgewingsbeheer

- a. Nie meer as vyf tuinpotte mag in vooruine gebruik word nie.
- b. Die Raad van Trustees sal sorg dat alle grasperke gereeld gesny word.
- c. Eenaars word baie vriendelik versoek om die tuine voor hul huise te verfraai, veral ook as die huis verhuur word. Omdat daar nie grensdrade is nie en huise naby mekaar geleë is, doen een onversorgde tuin sonder mooi struik of blomme baie groot afbreuk aan die hele omgewing en die karakter van Negester. Tuinkabouters en feëttjies in die voortuine sal net met die verlot van die Landgoedbestuurder toegelaat word.
- d. Eenaars moet vooraf skriftelike verlot van die Raad van Trustees verkry om 'n boorgat op hul eiendom te sink.
- e. Geen buite-veranderinge van enige aard soos byvoorbeeld die bou van afdakke, hekke en pergolas, of die verf van geboue mag sonder die verlot van die Raad van Trustees aangebring word nie. Sien in hierdie verband Klousules 6.7 en 9 van die Grondwet.
- f. Maak asseblief seker dat eie of gaste se voertuie nie olie of remvloeistof lek nie.
- g. Werktuigkundige herstelwerk aan voertuie mag nie in enige openbare areas, insluitend sypaadjies, gedoen word nie.
- h. Die rioolstelsel werk met septiese tenke. Geen vreemde voorwerpe of chemiese middels mag dus in toilette afgespoel word nie.
- i. Sonpanele mag op huise se dakke aangebring word slegs indien dit plat teen die dakoppervlak lê. Geen kragopwekkers word in Negester toegelaat nie.

3. Huidhouelike afval

- a. **Huise:** Alle afval, hetsy huishoudelik of tuinafval, moet buite sig geberg word en elke Dinsdag voor 09:00 in swart munispale vullissakke of in 'n "wheelie bin" op die sypaadjie geplaas word vir verwydering.
- b. **Woonstelle:** Alle afval moet elke oggend voor 09:00 in 'n sak in die gang geplaas word vir verwydering.
- c. **Verswakte Sorg:** Afvalverwydering vind daaglik plaas en sal in die Woonstelle afgehaal word.

4. Troeteldiere

- a. Troeteldiere word beperk tot twee honde of twee katte of een van elk per huis.
- b. Geen buite-voëlhokke word toegelaat nie.
- c. Troeteldiere en veral honde word nie in eko-sensitiewe areas en spesifiek by die dam toegelaat nie.

- d. Geen troeteldiere mag in die woonstelle aangehou word nie.
- e. Honde:
 - i. **Groot honde** (van grond tot rug nie meer as 40 cm) word nie toegelaat nie.
 - ii. **Losloperhonde** word onder geen omstandighede in Openbare Areas toegelaat nie.
 - iii. Die **aanhoudende en steurende geblaf** van honde, veral as die eienaar nie tuis is nie en die hond(e) alleen by die huis toegemaak is, is heeltemal onaanvaarbaar.
 - iv. **Enige skade of gemors** deur honde in die Gemeenskaplike Areas, moet onmiddellik deur die eienaar reggestel word.
 - v. Honde en katte moet **halsbande** dra met naamskyfies waarop die eienaar se van, voorletters en telefoonnommer aangebring is.

5. Algemeen

- a. Geen vuurwerke mag in Negester aangesteek word nie.
- b. Geen vuurwapens, insluitend windbukse, mag in Negester afgevuur word nie, behalwe in 'n baie ernstige geval van self-verdediging.
- c. Die Raad van Trustees kontrakteer 'n sekuriteitsmaatskappy vir algemene veiligheid in die Landgoed. Eenaars is egter self verantwoordelik vir die sekuriteitstelsels van hul huise en vir die sekuriteit van hul eie eiendom. Al bly ons in 'n veiligheidsarea, moet deure en vensters op toepaslike tye gesluit word.
- d. Die personeel van Negester is in die diens van die Huiseienaars-vereniging en is dus nie geoorloof om werk vir inwoners gedurende kantoorure te doen nie. Uitsonderings kan wel gemaak word indien vooraf met die Landgoedbestuurder ooreengekom word.
- e. Dit hou risiko's in om wilde diere te voer. Moet dit asseblief nie hier in Negester doen nie.
- f. Huiseienaars is geregtig om van die volgende dienste van die gekontrakteerde Dienstemaatskappy gebruik te maak:
 - i. Bestel van middagetes om in die eetsaal genuttig of om afgehaal te word volgens die prosedure soos van tyd tot tyd deur die Raad van Trustees besluit.
 - ii. Kontraktering van personeel vir die skoonmaak van huise en/of die doen van was- en strykgoed.
 - iii. Besoeke deur gesondheidspersoneel soos uiteengesit in die boekie oor Negester Gesondheidsdienste.

GOEIE BUURMANSKAP

1. Geen wasgoed van enige aard wat opgehang word om droog te word mag vanaf die pad sigbaar wees nie.
2. Steurende gerase:
 - a. Onaanvaarbare steurnisse en onbehoorlike geraas is nie toelaatbaar nie.
 - b. Alle voertuie, maar veral motorfietse, moet oor doeltreffende klankdempers beskik.
 - c. Raserige masjinerie soos byvoorbeeld kraggereedskap en grassnyers mag net van 10:00 tot 13:00 en 13:00 tot 17:00 op weksdae aangeskakel word en op Saterdag van 10:00 tot 13:00.
3. Stille moet asseblief elke dag gehandhaaf word vanaf 22:00 tot 08:00 en op Sondag die heel dag.

NEGESTER SORGSENTRUM

1. Gas- en of elektriese stowe, wasmasjiene en kerse mag nie in die Woonstelle van die Negester Sorgsentrum gebruik word nie.
2. Wasgoed
 - a. Wasgoed word een keer per week gewas, gedroog en gestryk.
 - b. 'n Maksimum van 10 kg wasgoed per week mag ingehandig word.
3. Skoonmaak
 - a. Woonstelle word een keer per week skoongemaak.
 - b. Alle binnevensters word een keer elke twee maande gewas.
 - c. Die skoonmaak van yskaste en was van skottelgoed is die inwoner se verantwoordelikheid.
4. Spyseniering:
 - a. Basiese Sorg en Hulporg:
 - i. Middagetes word in die eetsaal bedien en is ingesluit in die maandelikse heffings/uur.
 - ii. Ontbyt en aandetes word in die eetsaal bedien teen 'n addisionele koste.
 - b. Hoërsorg se drie daaglikse etes word in die woonstelle bedien en is ingesluit in die maandelikse heffing/uur.
5. Gesondheidsdienste: Sien Negester se boekie oor Dienste.

VERHURING EN VERKOPE VAN EIENDOMME

1. Slegs eiendomsagente wat by die Raad van Trustees geakkrediteer is, mag verkoop- en verhuringstransaksies in Negester hanteer.

2. Die Raad van Trustees beveel aan dat eienaars van die eiendomsagente gebruikmaak wat by die Raad geakkrediteer is. Hierdie persone is vertrouwd met die prosedures en dokumentasies wat deur die Raad vereis word en kan dus 'n transaksie bespoedig. Indien eienaars egter van ander eiendomsagente gebruik wil maak, moet hierdie agente eers by die Raad akkrediteer voordat enige transaksies hanteer mag word.

DISSIPLINÊRE STAPPE

1. Die volgende raamwerk geld vir die toepassing van dissiplinêre stappe:
 - a. Skriftelike waarskuwing.
 - b. Geldelike boete.
 - c. Drastiese hoër geldboete.
2. Die Raad van Trustees sal gedurende Desember van elke jaar oor die bedrae in geval van (b) en (c) bo besluit en dit in 'n omsendskrywe, WhatsApp en in die Negester Nuus bekendmaak.
3. Alle dissiplinêre stappe sal met oorleg en onder toesig en met bekragtiging deur die Raad toegepas word.



TITLE PAGE

SIEN KEERKANT VIR AFRIKAANS

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INTRODUCTION

Negester Onrusriver South Estate, hereafter referred to as Negester, has been developed to provide a safe and peaceful community orientated environment. The framework for this forms part of the Negester Constitution. In addition to this, the practical organisation necessary for community living for residents, visitors and all workers is set out in these House and Conduct rules.

PRACTICAL/ORGANISATIONAL

1. Traffic

- a. All traffic at all times must maintain a speed of no more than 20 km/h, and drivers must proceed with great care for the safety of pedestrians. At all times right of way must be given to pedestrians.
- b. Trailers, boats and caravans as well as golf carts must be stored in garages.
- c. Parking on grassed areas by residents or visitors is forbidden at all times.
- d. The parking under shade cloth on the North side of the Care Centre belongs to private individuals and is only for the use of owners.
- e. The parking places in front of Negester Care Centre are reserved for visitors and no Negester personnel or their suppliers are allowed to use this space.
- f. Please observe the one-way street. We do not have traffic police to fine you so this is a call for good neighbourliness.

2. Environment

- a. No more than 5 garden pots may be used in front entrances.
- b. The Board of Trustees is responsible for the regular cutting of all grassed areas.
- c. Home owners are kindly asked to develop a garden in front of their houses – this applies to tenanted properties as well. Because the houses lie side by side with no boundaries, just one uncared for garden without flowers or shrubs can spoil the surroundings and the character of Negester. Goblins and fairies in the front gardens are not allowed without the permission of the Estate Manager.
- d. Owners must obtain written permission from the Board of Trustees before they may sink a borehole on their property.
- e. No external alterations of any kind for example shelters, gates and pergolas or painting of houses may be done without obtaining permission from the Board of Trustees. See Clauses 6.7 and 9 of the Constitution in this regard.
- f. Please make sure that your car, or that of your guests does not leak oil or brake fluid.
- g. Mechanical repair work on cars may not be carried out in public areas, including driveways.
- h. The sewerage system operates on the basis of septic tanks. No strange objects or chemical products should be flushed through the toilets.
- i. Solar panels may be fitted on house roofs providing these lie flat against the roof panels. Generators are not allowed to be used in Negester.

3. Household refuse

- a. **Houses:** All refuse, whether household or garden rubbish, must be stored out of sight and put out for collection before 09H00 every Tuesday in either “wheelie bins” or municipal refuse bags which must be put out in the driveway.
- b. **Flats:** All rubbish should be put out in a packet in the passage before 09h00 for collection.
- c. **Frail Care:** Rubbish removal is done daily and staff collect from the rooms.

4. Pets

- a. Animals are limited to two dogs, or two cats, or one of each.
- b. No external birdcages are allowed.
- c. Pets, and particularly dogs, are not allowed in eco-sensitive areas, especially by the dam.
- d. Pets are not allowed to be kept in the flats.

- e. Dogs
 - i. **Large dogs** (from ground to back no more than 40cm) are not allowed.
 - ii. Under no circumstances are **free running dogs** allowed in the public areas.
 - iii. The **continuous and disturbing barking of dogs**, especially when the owners is not home and the dogs are locked in and alone, is totally unacceptable.
 - iv. **Any damage or mess** due to dogs in the public areas must immediately be attended to by the owner.
 - v. Dogs and cats must have collars with **nameplates** bearing the owners name, initials and telephone number.

5. General

- a. No fireworks are allowed to be set off in Negester.
- b. No firearms, including airguns may be discharged except in a serious incident of self- protection.
- c. The Board of Trustees contracts with a security company for the provision of general safety on the estate. Owners are personally responsible for the security systems in their houses and for the security of their own property. Even though we live in a secured area, there are specific times when doors and windows should be locked.
- d. The Negester Staff are in service of The Homeowners Association and are therefore not allowed to work for residents during office hours. Exceptions can possibly be made by prior arrangement with the Estate Manager.
- e. There are inherent risks in feeding wild animals and birds. Please do not do this in Negester.
- f. Householders are entitled to make use of the following services which are provided by the contracted service company.
 - i. Lunch can be ordered to enjoy in the dining room or to be taken away according to a procedure decided by The Board of Trustees from time to time.
 - ii. Contracting for staff for the cleaning of houses and/or laundry and ironing.
 - iii. Visits by health personnel according to details given in the Negester health Service Booklet.

GOOD RELATIONS

1. No laundry of any kind which is hung up to dry is to be visible from the road.
2. Disturbing noises:
 - a. Unacceptable disturbances and unseemly noises are not allowed.
 - b. All motor vehicles and particularly motorbikes must be fitted with effective silencers.
 - c. Noisy machinery, for example, power tools and lawnmowers may only be used from 10h00 to 13h00 or 13h00 to 17h00 on Wednesdays and on Saturdays from 10h00 to 13h00.
3. Please let silence prevail every day from 22h00 to 08h00 and all day on Sunday.

NEGESTER CARE CENTRE

1. Gas and or any electric stoves, washing machines and candles may not be used in the flats in the Care Centre.
2. Laundry:
 - a. Once a week laundry is washed, dried and ironed.
 - b. A maximum of 10 kg per week is allowed.
3. Cleaning:
 - a. Flats are cleaned once a week on a specific day.
 - b. All outside windows are washed once every two months.
 - c. The cleaning of fridges and washing of crockery is the responsibility of the residents.
4. Catering:
 - a. Basic care and assisted living:
 - i. Midday meals are served in the dining room and the cost is included in the monthly levy / rent.
 - ii. Breakfast and supper are served in the dining room at additional cost.
 - b. Frail Care: - three daily meals are served in the flats and the cost is included in the monthly levy / rent.
5. Health Services: Please see details in the Negester Service Booklet.

HIRE AND PURCHASE OF PROPERTY

1. Only estate agents accredited by the Board of Trustees are permitted to handle the purchase and renting of transactions in Negester.
2. The Board of Trustees recommends that owners use the service of the accredited agents. These people are familiar with the procedures and documentation that are required by the Committee and are therefore able to facilitate a transaction. If owners prefer to use other estate agents, those agents will have to be accredited by the Committee before they can handle any transaction.

DISCIPLINARY ACTION

1. The following procedure applies for the implementation of disciplinary steps:
 - a. Written warning
 - b. Monetary fine
 - c. Substantially higher monetary fine
2. The Board of Trustees will every year in December decide on the amounts in respect of (b) and (c) and will announce these by WhatsApp and in the Negester News.
3. All disciplinary steps will be handled with care, consideration and ratification by the Committee.