



SHORT TERM RENTAL & TRAVERSING - VISITOR RULES AND CODE OF CONDUCT

TO BE READ AND APPLIED IN ADDITION TO THE GOWRIE FARM HOMEOWNERS ASSOCIATION HOUSE RULES

1. Introduction

- 1.1. The House Rules are intended ensure that the expectations of Short Term Rental Guests 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. Traffic

- 2.1. No person shall drive any vehicle within the Estate at a speed in excess of 40kph.
- 2.2. No person shall drive, or permit to be driven, any two, three, or four wheeled **recreational** motorcycle/vehicle within the Estate, including but not limited to vehicles popularly known as "quad bikes" and "scramblers".
- 2.3. 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.
- 2.4. Only licensed drivers may drive a golf cart on Gowrie Farm Estate.
- 2.5. 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.

3. Open spaces

- 3.1. 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.
- 3.2. 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.
- 3.3. 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.
- 3.4. 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.
- 3.5. The flying of drones is strictly prohibited.
- 3.6. The hitting of golf balls into common areas, golf course areas (unless partaking in a bona fide golf game) and dams is strictly prohibited.

4. Pets

- 4.1. As we reside on a working farm, the bringing of pets in any form onto the Estate is **STRICTLY FORBIDDEN**.

5. Swimming Pool & Tennis court

- 5.1. The swimming pool and tennis court is **STRICTLY OUT OF BOUNDS TO ALL SHORT TERM RENTAL GUESTS**.
- 5.2. Homeowners' personal guests may make use of the facilities if accompanied by the Homeowner.

6. Fishing

- 6.1. The dams are **STRICTLY OUT OF BOUNDS TO ALL SHORT TERM RENTAL GUESTS**.
- 6.2. Homeowners' personal guests may fish if accompanied by the Homeowner.

7. Noise

- 7.1. All residents should respect the rights of other residents by not allowing or causing excessive noise.
- 7.2. Without limiting the generality of the foregoing, no noise shall be permitted during quiet hours, namely - before 07h00 on Mondays to Fridays and before 08h00 on Saturdays, Sundays and public holidays; and after 21h00 from Sundays until Thursdays and after 22h00 on Fridays and Saturdays.
- 7.3. Without limiting the generality of the foregoing, Music systems, video players, DVD players, televisions and musical instruments and the like must be maintained at a level so as not to cause a disturbance to other residents.
- 7.4. Without limiting the generality of the foregoing, recreational vehicles as contemplated in clause 2.2 may not be driven or operated on a residential erf or sectional title unit in a manner which causes a nuisance to any other resident.

8. Traversing

- 8.1. Traversing over farm land is **STRICTLY OUT OF BOUNDS TO ALL SHORT TERM RENTAL GUESTS.**
- 8.2. Homeowners' personal guests may traverse farm land if accompanied by the Homeowner.
- 8.3. ONLY the following roads may be used by visiting Cyclists/ Walkers and Joggers. Starting at the Main Security Gate - Gowrie Avenue, Waterford Avenue (which goes up to the Contractors gate) Glengowrie Avenue and Clubhouse Road.
- 8.4. ALL OTHER ROADS ARE OUT OF BOUNDS namely; Farm Road, Cottage Avenue, Little Crescent, Smythe Crescent and John King Road.
- 8.5. No traversing or walking on the Golf Course.
- 8.6. Gowrie Farm Homeowners Association accepts no responsibility or liability whatsoever for any injury/accident or death whilst using these roads/paths.
- 8.7. The Farmer will not be responsible for any damage, loss of life or injury caused by illegal and reckless interaction with livestock.

9. Parties and visitors

- 9.1. No large gatherings or unauthorized parties are permitted on Gowrie Farm without the express permission of the Owner and the GFHOA.
- 9.2. Only registered guests (as per the booking form) are permitted to overnight at the booked establishment.
- 9.3. Guests wishing to have day visitors must comply with Estate Visitor Rules. Gate Pins will only be provided for Short Term Rental guests who have permission from the owner to receive DAY visitors.
- 9.4. Day visitors visiting short term rentals guests are subject to the ALL of the above rules and fines where applicable.

10. Golf Course

- 10.1. Short Term Rental guests may not traverse the Golf Course UNLESS they are playing a bona fide game of golf.

11. Security

- 11.1. Homeowners and residents shall treat access control and security staff with respect and shall comply with any lawful instructions given by those staff.

We hope you enjoy your time with us on Gowrie Farm.