



GOWRIE FARM - HOUSE RULES

1 Introduction

- 1.1 The House Rules are intended to 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"**).
- 1.3 Homeowners are reminded that, in terms of paragraph 70.3 of the Memorandum of Incorporation of the Homeowners Association, any breach of these House Rules by a member of a homeowner's household, or by his or her employee, guest or tenant, is deemed to have been committed by the homeowner him or herself.

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 or 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.

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- 3.2 Any person driving a vehicle within the Estate must -
 - 3.2.1 Comply with any road signs;
 - 3.2.2 Do so in a safe manner and in compliance with the “Rules of the Road”.
- 3.3 No person shall drive, or permit to be driven, any two, three, or four-wheeled recreational vehicle or motorcycle within the Estate, including but not limited to vehicles popularly known as “quad bikes” and “scramblers”, unless
 - 3.3.1 the vehicle is driven only for the purpose of entering or exiting the estate and then 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).
- 3.4 No person shall drive any vehicle on the Estate unless they are appropriately licensed to drive that vehicle. This includes, but is not limited to, any motor vehicle, motor cycle, golf cart or recreational vehicle as contemplated in clause 3.3, regardless of whether the vehicle or motor cycle has a combustion engine or an electric engine or otherwise. In this regard, any person authorised by the Homeowner’s Association shall be entitled to require the person driving the vehicle to present his or her driver’s licence and, if that person fails to do so, to require that the relevant driver’s licence be presented at the offices of the Homeowners’ Association within 48 hours.
- 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 **Drones**

- 4.1 No person may fly or operate a drone on the Estate without the prior written consent of the Homeowners’ Association, and then only in accordance with any conditions imposed by the Homeowners’ Association.
- 4.2 Any consent granted for the flying or operation of a drone may be withdrawn on reasonable written notice.

5 **Open spaces**

- 5.1 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 of, or on the instruction of, the Homeowners' Association.
- 5.2 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.
- 5.3 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.
- 5.4 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, in writing, by the Homeowners' Association.

6 **Domestic animals**

- 6.1 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.
- 6.2 The Homeowners' Association may grant or deny permission to keep dogs on the Estate. When granting permission, the Homeowners' Association may impose conditions on the keeping of dogs. The Homeowners' Association may withdraw permission to keep a dog on reasonable written notice.
- 6.3 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. See clause 11.3.
- 6.4 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.
- 6.5 All pets shall be neutered or spayed and must at all times have a valid rabies certificate.
- 6.6 Pets, when on the public spaces or common 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.

- 6.7 The owners of any pet on the Estate must have an identity tag in respect of that pet, as issued by the Homeowners' Association, and must produce that identity tag when requested to do so by a person authorised by the Homeowners' Association.
- 6.8 Dogs must not be permitted to bark persistently or to become a nuisance as a result of barking.

7 **Slaughter of animals**

- 7.1 No animals may be slaughtered on the Estate.

8 **Access to the estate**

8.1 Homeowners

- 8.1.1 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 or scanned in, maintained by the gate security guards on entering the Estate.

8.2 Domestic workers

- 8.2.1 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.

- 8.2.2 Any domestic worker who has not been registered with the Homeowner's Association or who has not been issued with an identity card may be denied access to the Estate.
- 8.2.3 Termination of employment of domestic workers. Should a homeowner terminate employment of a domestic worker it is the homeowner's responsibility to notify the Homeowners office of the termination.
- 8.3 Casual workers
 - 8.3.1 All casual workers must be registered by the Homeowners' Association before they will be allowed access to the Estate.
- 8.4 Delivery personnel and visitors to individual homeowners
 - 8.4.1 Visitors and delivery/service personnel (eg: couriers, handymen etc) shall be required to sign the visitor's register entering and exiting the Estate.
 - 8.4.2 All visitors or delivery/service personnel must have a confirmed destination.
 - 8.4.3 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.
 - 8.4.4 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.
- 8.5 Pedestrians
 - 8.5.1 Only pedestrians who have authorized access to the Estate shall be allowed through the main gate ie; 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.
- 8.6 Contractors
 - 8.6.1 Contractors and subcontractors shall use the contractors' gate at all times and shall adhere to the regulations pertaining to access via this entrance.

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

9 **Service areas**

- 9.1 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 by the Homeowners' Association 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.
- 9.2 All gas bottles, rubbish bins etc. are to be out of sight from all neighbours and from the road.

10 **Swimming pool**

- 10.1 The swimming pool is used at the risk of the user and children (12years and under) should be under the supervision of an adult.
- 10.2 The following is not permitted in the pool area –
- 10.2.1 Running or horseplay;
 - 10.2.2 Any pets or animals;
 - 10.2.3 Glass bottles or alcoholic beverages;
 - 10.2.4 Smoking;
 - 10.2.5 Any person who is intoxicated or under the influence of any drugs.
- 10.3 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.
- 10.4 Proper swimming attire must be worn in the pool area at all times.
- 10.5 Anyone making use of the pool is required to comply with any instructions given by or on behalf of the Homeowners' Association.
- 10.6 The Homeowners Association shall be entitled to –

- 10.6.1 Impose a temporary or permanent ban from the pool area on any person who contravenes these rules; and
- 10.6.2 Close the pool at any time for maintenance, for reasons of safety or for any other reason.

11 **Garden & Landscaping Code**

- 11.1 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.
- 11.2 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.
- 11.3 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 cases 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.
- 11.4 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.
- 11.5 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.
- 11.6 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.
- 11.7 Once homeowners have planted on a common area, they must assume total responsibility for maintaining said common area.

- 11.8 The provisions of the landscape code must be complied with when planting on a common area i.e.:
- 11.8.1 There is to be no earth moving or construction of “berms” on common ground, without the written permission of the Homeowners’ Association;
- 11.8.2 Permission must be obtained for the construction or erection of any fence, or structure on common property; and
- 11.8.3 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.
- 11.9 No burning of veld or rubbish is to take place without permission of the Homeowners’ Association and without constant supervision. All burning of veld will be done and controlled by the resident farmer and the Gowrie Farm Homeowners Association Estate Manager.

12 **Fishing**

- 12.1 The following rules apply to the use of dams by Homeowners and their accompanied visitors:
- 12.1.1 **Clubhouse Dam:**
- 12.1.1.1 Both trout and bass fishing may be undertaken at Clubhouse Dam. Trout may only be fished on a catch and release basis.
- 12.1.2 **Island Dam:**
- 12.1.2.1 Only trout fishing may be undertaken at Island Dam using only fly fishing equipment. Trout may only be fished on a catch and release basis, using barbless hooks. Trout caught may not exceed four fish per day.
- 12.1.3 **Mrs Green’s Dam & Pump house Dam:**
- 12.1.3.1 Both trout and bass fishing may be undertaken at Mrs Green's and Pump House Dam's. Trout may only be fished on a catch and release basis.

12.2 No one may drive over the golf course when going to the dams. Vehicles must be parked at areas demarcated as “fishing parking” and persons wishing to go to the dams must walk from the “fishing parking” area.

12.3 No motorised boats or devices are permitted on any of the Gowrie Farm Estate dams.

13 **Lighting**

13.1 The external lighting plan of all homes must be approved by the Architectural Review Committee.

13.2 Homeowners shall ensure that lights affixed to the outside of their dwellings or to gates or boundary walls are not a 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.

13.3 For homeowners not in residence, all exterior lighting should be switched off, except for the front entrance lights if necessary.

13.4 Spot lights are permissible if faced downward and used only occasionally for external functions.

13.5 Sensor lights should be considered for use on the exterior of the house but not for any type of spotlight.

13.6 No day or night switches or globes are to be fitted to any external lights.

14 **Noise**

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

14.2 Without limiting the generality of the foregoing, no noise shall be permitted during quiet hours, namely –

14.2.1 Before 07h00 on Mondays to Fridays and before 08h00 on Saturdays, Sundays and public holidays; and

14.2.2 After 21h00 from Sundays until Thursdays and after 22h00 on Fridays and Saturdays.

14.3 Without limiting the generality of the foregoing –

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- 14.3.1 Lawn mowers, grass cutters, and other noisy equipment may not be operated before 10h00 or after 13h00 on Sundays and public holidays (power tools may be operated from time to time during these time periods but only so as not to cause a disturbance to other residents); and
- 14.3.2 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.
- 14.4 Without limiting the generality of the foregoing, recreational vehicles as contemplated in clause 3.3 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.

15 **Generators and Inverters: the use thereof**

Definition: for the interpretation of Gowrie Farm - house rule: A mechanical device that converts the calorific value of diesel, gas or petrol into electrical energy using rotating/moving parts, is referred to herewith as a mechanical generator. A device that only stores and reconverts energy, when DC power is converted into AC electricity, is referred to herewith as an inverter.

All homeowners and their residents must be tolerant when there is load shedding. The challenges we face in RSA affect all of us however, homeowners who have alternative energy sources are required to operate these devices with consideration for neighbours. Alternative power supply may only be installed after approval by GFHOA office, following compliance to the appropriate positioning, screening and noise dampening measures and controls detailed herewith.

Following the January 2023 meeting of the Board of Directors, please note with effect from the 1st February 2023, no new mechanical generators will be permitted on Gowrie Farm. Going forward battery and/or solar powered inverters are recommended. All mechanical generators and inverters currently on Gowrie Farm are required to be registered with the GFHOA Office by 28th February 2023. This is to ensure compliance with the house rules published herewith. Homeowners operating mechanical generators and inverters are required to:

1. Supply a rough site sketch of installation for placement (location) and screening where necessary, which is required for both mechanical generators and all inverters. This is required to ensure any equipment is discreetly positioned externally at homes and are to be aesthetically appealing from a neighbours viewpoint.
2. Implement appropriate sound proofing/noise dampening measures where required to the noise specification limit herewith.
3. Conduct a decibel noise assessment test with the estate manager (GFHOA will supply a decibel meter instrument that measures sound pressure).
4. The operating noise level must be 50 decibels or below, measured at 7 (seven) meters distance from any generator or inverter source.
5. Any homeowner and or resident, not complying with the house rules herewith will be subject to a monthly fine of no less than R3,000 per month, following a non-compliance notice of no less than 30 days from the Homeowners Association. The fine will be recurring monthly, until compliance is achieved.

16 **Signs**

Gowrie Farm is a "No Sign Zone", except for house name and house number signs. Without limiting the generality of the foregoing, no commercial or religious signs or flags are permitted.

17 **Farm gates and fences**

- 17.1 Farm gates or fences are not to be interfered with, other than by farm employees.
- 17.2 All farm gates are to be kept closed at all times.
- 17.3 The Farmer will not be responsible for any damage caused by livestock that are wandering as a consequence of a gate being left open.

18 **Tenants**

- 18.1 Homeowners shall, when leasing out a unit on the Estate to a tenant, ensure that their tenants are provided with a copy of the most current House Rules as well as the Short Term Rental Visitors and Traversing Rules and are contractually obliged to comply with these various Rules.

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

18.3 Any person who leases a unit on the Estate for a period of thirty consecutive days or less is not entitled to enter or use the swimming pool, its facilities or the tennis courts.

19 **Alterations**

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

20 **Vandalism**

No person may damage, destroy, vandalise, litter or remove Estate property.

21 **Security**

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

22 **General**

22.1.1 Any persons wishing to play golf on the Golf Course must report to the Gowrie Farm Golf Pro Shop prior to commencement of play.

22.1.2 Strictly no Golf balls are permitted to be hit from homeowners properties and or common areas onto any part of the golf course, dams and or common area.

22.1.3 As per the Amendment of the MOI implemented in October 2019, Special resolution 1. Article 70.5 of the MOI;

70.5. Any fine imposed upon a member shall be deemed to be a debt due by the member to the company, shall be deemed to be part of the levy due by that member to the committee and shall be recoverable by ordinary civil process.

23 Fines

- 23.1 The Rules Enforcement Committee may impose –
 - 23.1.1 Any fine specified in the attached Schedule of Fines in respect of an infringement of these House Rules; and
 - 23.1.2 May impose a fine in an amount not exceeding R5000 in respect of any infringement of these House Rules which is not specified in the Schedule.
- 23.2 In respect of an ongoing infringement of the House Rules, the monthly fine specified in the Schedule of Fines may be imposed until such time as the infringement is rectified. The monthly fine is payable per calendar month and; if an infringement ceases part way through a calendar month, then the monthly fine is payable on a pro rata basis.
- 23.3 The imposition of a fine does not exclude a homeowner's liability to the Homeowners' Association or to any other person in respect of damage to property, injury or death to persons.