

<u>CONDUCT RULES</u>	<u>GEDRAGSREËLS</u>
MADE IN TERMS OF THE CONSTITUTION OF THE BLUE RIDGE HOMEOWNERS' ASSOCIATION	OPGESTEL INGEVOLGE DIE GRONDWET VAN DIE BLUE RIDGE HUISEIENAARS VERENIGING
Unless the context indicates the contrary, all definitions and wording given in the singular shall also include the plural and vice versa and all definitions and wording that refer to one gender shall also include the other genders.	Tensy die konteks die teendeel aandui, sal alle definisies en bewoording wat in die enkelvoud gegee word, ook die meervoud insluit en omgekeerd en alle definisies en bewoording wat na een geslag verwys, sal ook die ander geslagte insluit.
Any written request or written notice can be submitted to the Secretary or the Management Agent in person, via mail or electronically via e-mail.	Enige skriftelike versoek of skriftelike kennisgewing kan persoonlik, per pos of elektronies per e-pos aan die Sekretaris of die Bestuursagent voorgelê word.
Any written request or written notice from the Committee or the Management Agent to a Member can be submitted via e-mail using the e-mail address as provided by the Member.	Enige skriftelike versoek of skriftelike kennisgewing van die Komitee of die Bestuursagent aan 'n Lid kan per e-pos soos deur die Lid verskaf, op die Lid bedien word.
1. DEFINITIONS In this Conduct Rules, unless inconsistent with the context, the following terms shall have the following meanings and words and phrases defined in the Constitution also bear meaning herein:	DEFINISIES In hierdie Gedragsreëls, tensy teenstrydig met die konteks, sal die volgende terme die volgende betekenis en woorde en frases hê wat in die Grondwet gedefinieer word ook hierin betekenis het:
1.1. <i>“Association”</i> - The BLUE RIDGE HOMEOWNERS' ASSOCIATION founded in terms of Section 29(1) of the Ordinance;	<i>“Assosiasie”</i> - Die BLUE RIDGE HUIS EIENAARS VERENIGING gestig ingevolge Artikel 29(1) van die Ordonnansie;
1.2. <i>“Architectural Rules”</i> - Those Rules which control the design of the landscape and buildings (as well as improvements and extensions thereto) to which all Members must adhere to and must be approved by the Members at a General Meeting or via E-voting;	<i>“Argitektoniese Reëls”</i> - Daardie Reëls wat die ontwerp van die landskap en geboue beheer (sowel as verbeterings en uitbreidings daaraan) waaraan alle Lede moet voldoen en deur die Lede op 'n Algemene Vergadering of via E-stemming goedgekeur moet word;
1.3. <i>“Building Rules”</i> - Those Rules which must be adhered to by the Member, contractors, and service providers during the building process of houses and must be approved by the Members at a General Meeting or via E-voting;	<i>“Boureëls”</i> - Daardie Reëls wat deur die Lid, kontrakteurs en diensverskaffers tydens die bouproses van huise nagekom moet word en deur die Lede op 'n Algemene Vergadering of via E-stemming goedgekeur moet word;
1.4. <i>“Conduct Rules”</i> - Those Rules which must be adhered to by Members, Tenants and visitors at all times while in the Development and must be approved by the Members at a General Meeting or via E-voting;	<i>“Gedragsreëls”</i> - Daardie Reëls wat te alle tye deur Lede, Huurders en besoekers nagekom moet word terwyl hulle in die Ontwikkeling is en deur die Lede op 'n Algemene Vergadering of via E-stemming goedgekeur moet word;
1.5. <i>“Constitution”</i> - The Constitution of the Home Owners' Association of Blue Ridge Estate, as amended and approved with date of commencement of the Constitution from the date on which it is signed by the Chairperson;	<i>“Grondwet”</i> - Die Grondwet van die Huiseienaars Vereniging van Blue Ridge Landgoed, soos gewysig en goedgekeur met die datum van inwerkingtreding van die Grondwet vanaf die datum waarop dit deur die Voorsitter onderteken is;
1.6. <i>“Committee”</i> - The Management Committee duly elected to represent the Members;	<i>“Komitee”</i> - Die Bestuurskomitee behoorlik verkies om die Lede te verteenwoordig;
1.7. <i>“Developer”</i> - PURPLE PLUM PROPERTIES 37 (PROPRIETARY) LIMITED with registration Number 2001/028467/07;	<i>“Ontwikkelaar”</i> - PURPLE PLUM PROPERTIES 37 (EIENDOMS) BEPERK met registrasie Nommer 2001/028467/07;

1.8.	<i>“Development”</i> - The Development is Erf 14799 Mossel Bay, Mossel Bay Municipality, Division of Mossel Bay, Western Cape Province, in terms of the Architectural Development Code which has been subdivided into a township;	<i>“Ontwikkeling”</i> - Die Ontwikkeling is Erf 14799 Mosselbaai, Mosselbaai Munisipaliteit, Afdeling Mosselbaai, Wes-Kaap Provinsie, in terme van die Argitektoniese Ontwikkelingskode wat in 'n woongebied onderverdeel is;
1.9.	<i>“Erf/Erven”</i> - One or more of the 101 (one hundred and one) subdivided pieces of individual land in the Development arising from the subdivision of Erf 14799, Mossel Bay, including any improvements erected thereon, but excluding the communal areas;	<i>“Erf/Erwe”</i> - Een of meer van die 101 (een honderd en een) onderverdeelde stukke individuele grond in die Ontwikkeling wat voortspruit uit die onderverdeling van Erf 14799, Mosselbaai, insluitend enige verbeteringe wat daarop opgerig is, maar uitgesluit die gemeenskaplike areas;
1.10.	<i>“Family”</i> – (i) One or more individuals occupying a dwelling who are related through marriage or common law, blood relationship, legal adoption, or legal guardianship and no more than 3 (three) unrelated people; or (ii) a group of not more than 5 (five) unrelated persons, including domestic workers or boarders;	<i>“Familie”</i> - (i) Een of meer individue wat 'n woning beset wat verbind word deur die huwelik of gemene reg, bloed verband, wettige aanneming of wettige voogdyskap en nie meer as 3 (drie) onverwante mense nie; of (ii) 'n groep van nie meer as 5 (vyf) onverwante persone, insluitend huiswerkers of loseerders nie;
1.11.	<i>“Local Authority”</i> - The Municipality of Mossel Bay, Western Cape Province;	<i>“Plaaslike Owerheid”</i> - Die Munisipaliteit van Mosselbaai, Wes-Kaap Provinsie.
1.12.	<i>“Management Agent”</i> - An establishment or person as appointed in terms of the Constitution to assist with secretarial, administrative and/or bookkeeping tasks as agreed.	<i>“Bestuursagent”</i> - 'n Instelling of persoon soos aangestel ingevolge die Grondwet om te help met sekretariële, administratiewe en/of boekhou take soos ooreengekom;
1.13.	<i>“Member”</i> - An Owner who in terms of Section 29(1) of the Ordinance automatically becomes a Member of the Association upon the registration of an Erf in his name;	<i>“Lid”</i> - 'n Eienaar wat ingevolge Artikel 29(1) van die Ordonnansie outomaties 'n Lid van die Vereniging word by die registrasie van 'n Erf in sy naam;
1.14.	<i>“Person”</i> - An individual, a Company, a Close Corporation, a Trust, a Partnership, or any other association of persons qualified to own immovable property;	<i>“Persoon”</i> - 'n Individu, 'n Maatskappy, 'n Beslote Korporasie, 'n Trust, 'n Vennootskap of enige ander vereniging van persone wat kwalifiseer om onroerende eiendom te besit;
1.15.	<i>“Pet”</i> - Any small animal, reptile, fish, or bird that has commonly been kept as a pet in family households and that can be fully contained within the Erf due to the fact that the Development is bordering the larger Dana Bay conservancy area without walls around individual Erven. Cats can therefore not be allowed at all.;	<i>“Troeteldier”</i> - Enige klein diertjie, reptiel, vis of voël wat algemeen as 'n troeteldier in familie huishoudings gehou word en wat ten volle in die Erf binnegehou kan word as gevolg van die feit dat die Ontwikkeling grens aan die groter Danabaai bewaringsgebied sonder mure rondom individuele Erwe. Katte kan gevolglik glad nie toegelaat word nie;
1.16.	<i>“Recreational Vehicle”</i> - Any vehicle of any kind that is primarily used for recreational purposes such as a caravan, motorhome, camping trailer, golf carts, motorised boat, fishing boat, jet ski, bicycle, e-bike, tricycle, e-tricycle or quad bike;	<i>“Ontspanningsvoertuig”</i> - Enige Voertuig van enige aard wat hoofsaaklik gebruik word vir ontspanningsdoeleindes soos 'n karavaan, ry-huis, kampeersleepwa, gholfkarretjie, motorboot, vissersboot, waterponie, fiets, e-fiets, driewiel, e-driewiel of vierwiel fiets;
1.17.	<i>“Rules”</i> - A set of Rules that flow from the Constitution, compiled by the Committee, to assist the Committee to manage the affairs of the Homeowners' Association effectively. This includes but is not limited to the Architectural Rules, Conduct Rules, Building Rules, Builder's contract, and Financial Rules;	<i>“Reëls”</i> - 'n Stel Reëls wat vloei uit die Grondwet, saamgestel deur die Komitee, om die Komitee te help om die sake van die Huiseienaars Vereniging effektief te bestuur. Dit sluit in, maar is nie beperk nie tot die Argitektoniese Reëls, Gedragreëls, Boureëls, Bouers kontrak en Finansiële Reëls;
1.18.	<i>“Tenant”</i> - Any person who legally occupies an Erf in the Development;	<i>“Huurder”</i> - Enige persoon wat wettig 'n Erf in die Ontwikkeling bewoon;
1.19.	<i>“Vehicle”</i> - Any motor vehicle, trailer, motorcycle, or Recreational Vehicle, of any kind, powered by or drawn by either mechanical, electrical, or animal means. Where	<i>“Voertuig”</i> - Enige motorvoertuig, sleepwa, motorfiets of Ontspanningsvoertuig, van enige aard, aangedryf deur of getrek deur meganiese, elektriese of dierlike middele. Waar van toepassing moet sodanige voertuig en bestuurder

applicable such Vehicle and driver must be licenced as required by the Traffic Control Act.	gelisensieer word soos vereis deur die Wet op Verkeersbeheer.
2. DOMESTIC REFUSE	HUISHOUDELIKE VULLIS
2.1. All refuse (whether domestic, recyclable or garden) shall be kept in separate suitable containers which shall not be visible from outside the applicable Erf. Refuse should be placed in suitable plastic bags (black for waste, blue for recycle and green for garden) for collection by the Local Authority or waste collection contractors. All the requirements of the Local Authority, with regards to the collection of refuse, shall be complied with.	Alle vullis (hetsy huishoudelik, herwinbaar of tuin) moet in aparte geskikte houers gehou word wat nie van buite die toepaslike Erf sigbaar sal wees nie. Vullis moet in geskikte plastieksakke geplaas word (swart vir afval, blou vir herwinning en groen vir tuin) vir verwydering deur die Plaaslike Owerheid of afval versamelings kontrakteurs. Al die vereistes van die Plaaslike Owerheid, met betrekking tot die verwydering van vullis, moet nagekom word.
2.2. Refuse will be collected weekly by the Local Authority (early on Fridays) and it is the responsibility of the Member or Tenant of any Erf to see to it that refuse is placed in the refuse bins provided for this purpose in the refuse shed next to the entrance gate and/or the space provided under the office building. The Committee will see to it that refuse is put out early on Friday mornings on the paved area on the sidewalk outside Blue Ridge for collection by the Local Authority.	Vullis sal weekliks deur die Plaaslike Owerheid (vroeg op Vrydae) verwyder word en dit is die verantwoordelikheid van die Lid of Huurder van enige Erf om toe te sien dat vullis in die vullis dromme geplaas word wat vir hierdie doel in die vullis gebou langs die ingangshek en/of die spasio onder die kantoorgebou voorsien word. Die Komitee sal toesien dat vullis vroeg op Vrydagoggende op die geplaveide gebied op die sypaadjie buite Blue Ridge uitgesit word vir verwydering deur die Plaaslike Owerheid.
2.3. The Association subscribe to a healthy environment and recycling is encouraged.	Die Vereniging onderskryf 'n gesonde omgewing en herwinning word aangemoedig.
3. HOUSE- AND GARDEN WORKERS	HUIS- EN TUINWERKERS
3.1. Entry into the Estate by house- and garden workers are only allowed under full supervision of the Member or Tenant granting the access. Should workers need to walk around in the Estate he/she should be provided with an identification tag that must be available on request. An application form is available from the Managing Agent to apply for such identification tag.	Toegang tot die Landgoed deur huis- en tuinwerkers word slegs toegelaat onder volle toesig van die Lid of Huurder wat die toegang verleen. Indien werkers in die Landgoed moet rondstap moet hy/sy voorsien word van 'n identifikasie kaart wat beskikbaar moet wees op versoek. 'n Aansoekvorm is beskikbaar by die Bestuursagent om vir sodanige identifikasiekaart aansoek te doen.
3.2. Hours of access must be limited as follows:	Toegang moet tot die volgende ure beperk word:
3.2.1. Summer (1 September to 30 April) from 07:00 to 17:30 on weekdays and 08:00 to 17:00 on Saturdays.	Somer (1 September tot 30 April) van 07:00 tot 17:30 op weekdae en 08:00 tot 17:00 op Saterdag.
3.2.2. Winter (1 May to 31 August) from 07:30 to 17:30 on weekdays and 08:00 to 17:00 on Saturdays.	Winter (1 Mei tot 31 Augustus) van 07:30 tot 17:30 op weekdae en 08:00 tot 17:00 op Saterdag.
3.3. Blue Ridge has a full-time general worker. His working hours are as follows and includes his lunch break: <i>Mondays to Thursdays 08:00 to 16:00 and Fridays 07:00 to 15:00 with tea break 10:00 to 10:30 and lunch break 12:00 to 13:00 on all days.</i> He is therefore not allowed to do any work for Members or Tenants during his lunch break. He is however allowed to do work for Members or Tenants after his daily shift, but still only during the allowed hours as mentioned in 3.2.1 and 3.2.2.	Blue Ridge het 'n voltijdse algemene werker. Sy werksure is soos volg en sluit sy middagete in: <i>Maandae tot Donderdae 08:00 tot 16:00 en Vrydae 07:00 tot 15:00 met teetyd tussen 10:00 en 10:30 en middagete tussen 12:00 en 13:00 op al die dae.</i> Hy mag dus geen werk vir Lede of Huurders tydens sy middagete doen nie. Hy word egter toegelaat om werk vir Lede of Huurders te doen ná sy daaglikse skof, maar steeds slegs binne die toelaatbare ure soos genoem in 3.2.1 en 3.2.2.
4. PETS	TROETELDIERE
4.1. Pets may be kept on the premises on prior approval by the Committee. In the case of dogs, only dog species	Troeteldiere kan op die perseel gehou word met vooraf goedkeuring deur die Komitee. In die geval van honde sal

<p>with a maximum weight of 10 kilogram once fully grown will be approved and the necessary application form is available from the Managing Agent. Due to the limited space and the popularity of dogs as Pets, only one dog per Erf will be allowed in future. Where more than one dog has been allowed in the past, these can remain until one dog dies after which only one will be allowed going forward. Cats are not allowed at all.</p>	<p>slegs honde spesies met 'n maksimum gewig van 10 kilogram as dit uitgegroeï is, goedgekeur word en die nodige aansoekvorm is beskikbaar by die Bestuursagent. As gevolg van beperkte spasie en die gewildheid van honde as Troeteldiere, sal slegs een hond per Erf in die toekoms toegelaat word. Waar meer as een hond in die verlede toegelaat is, kan dit so gehou word totdat een van die honde doodgaan, waarna slegs een daarna toegelaat sal word. Katte word glad nie toegelaat nie.</p>
<p>4.2. In the case of dogs being approved, they should be confined to the Member's or Tenant's Erf and not be allowed to roam around the estate.</p>	<p>In die geval waar honde goedgekeur word, moet hulle tot die Lid of Huurder se Erf beperk word en nie toegelaat word om los in die Landgoed rond te loop nie.</p>
<p>4.3. When dogs are taken for a walk in the estate, they must be on a leash and any mess they make must be picked up.</p>	<p>Wanneer met honde op die Landgoed gestap word, moet hulle op 'n leiband wees en enige gemors wat hulle maak, moet opgetel word.</p>
<p>4.4. Any noise caused by Pets must be kept to a minimum and if it becomes a nuisance to other Members and Tenants the approval from the Committee to keep the Pet might be withdrawn.</p>	<p>Enige geraas wat deur Troeteldiere veroorsaak word, moet tot 'n minimum beperk word en as dit 'n oorlas vir ander Lede en Huurders word, kan die goedkeuring van die Komitee om die Troeteldier aan te hou, teruggetrek word.</p>
<p>4.5. Pet owners must ensure that their Pets get the required injections/inoculations from a Veterinarian on an annual basis.</p>	<p>Troeteldier eienaars moet verseker dat hul Troeteldiere die vereiste inspuitings / inokulasies van 'n veearts op 'n jaarlikse basis kry.</p>
<p>5. WILDLIFE</p>	<p>WILDLEWE</p>
<p>5.1. Wildlife roam freely in Blue Ridge and it is encouraged, but the behaviour of wild animals cannot be predicted. It is therefore required that:</p>	<p>Wild loop vrylik in Blue Ridge rond en dit word aangemoedig, maar die gedrag van wilde diere kan nie voorspel word nie. Daarom is dit nodig dat:</p>
<p>5.1.1. Members, Tenants, and visitors must make sure that they treat wild animals with respect;</p>	<p>Lede, Huurders en besoekers moet seker maak dat hulle wilde diere met respek behandel;</p>
<p>5.1.2. if buck is noticed, please move away to ensure that the animals do not get a fright and allow sufficient space for the animals not to feel threatened in any way;</p>	<p>as bokke opgemerk word, beweeg asseblief weg om te verseker dat die diere nie skrik nie en laat voldoende ruimte vir die diere om nie bedreig te voel nie;</p>
<p>5.1.3. snakes are very active during summer months and Members, Tenants and visitors must take care not to move around in areas that are dense underfoot as one can easily step on a dangerous snake; and</p>	<p>slange is baie aktief gedurende die somermaande en Lede, Huurders en besoekers moet versigtig wees om nie rond te beweeg in gebiede wat ruig is nie, aangesien iemand maklik op 'n gevaarlike slang kan trap; en</p>
<p>5.1.4. tortoises must under no circumstances be handled other than moving them out of the road should they battle to get over the kerb.</p>	<p>skilpaaie moet onder geen omstandighede hanteer word nie behalwe om hulle uit die pad te verwyder indien hulle nie oor die randsteen kan klim nie.</p>
<p>6. VEHICLES</p>	<p>VOERTUIE</p>
<p>6.1. Only Construction Vehicles with a weight limit determined by the Management from time to time (which limit will be published on the Developments website) will be permitted to enter the estate, except with the prior consent of Management who may, in their sole discretion, refuse such consent or lay down such conditions in granting such consent as they may see fit.</p>	<p>Slegs Konstruksie Voertuie met 'n dravermoë soos bepaal deur die Bestuur en gepubliseer op die Ontwikkeling se webwerf, van tyd tot tyd sal in die Ontwikkeling toegelaat word, behalwe met die vooraf toestemming van die Bestuur wat, in hul uitsluitlike diskresie, sodanige toestemming kan weier of enige voorwaardes na goeë dunnke kan neerlê voordat toestemming verleen word.</p>

<p>6.2. No furniture removal trucks that will block or infringe with access to premises are allowed. A smaller truck with fixed loading bin must be used to transport furniture and equipment from outside the estate to the premises. (Maximum unladen weight (Tare) of 5 tons).</p>	<p>Geen meubelvervoer trokke wat die toegang na persele sal blokkeer of belemmer word toegelaat nie. 'n Kleiner trok met vaste bak moet gebruik word om meubels en toerusting van buite die landgoed na die perseel te vervoer. (Maksimum ongelaaide gewig (Tare) van 5 ton)</p>
<p>6.3. No person shall drive or ride any Vehicle in the estate in such a manner that would constitute an offence under the Western Cape or Municipal Traffic Ordinances. The maximum speed limit of 20 km/h will apply to any vehicle (including bicycles). Skateboards are not allowed in the Estate. Where applicable, Vehicles that require such, must be road worthy and licensed. Vehicle noise must also be limited to the minimum while idling or driving around in the Development. Revving of engines is not allowed.</p>	<p>Niemand mag enige Voertuig op die Landgoed ry of bestuur op so 'n wyse dat dit 'n oortreding ingevolge die Wes-Kaapse of Munisipale Verkeer Ordonnansies sou wees nie. Die maksimum spoedgrens van 20 km/h is van toepassing op enige Voertuig (fietse ingesluit). Skaatsplanke word glad nie in die Landgoed toegelaat nie. Waar van toepassing moet Voertuie padwaardig en gelisensieer wees. Voertuig geraas moet ook tot die minimum beperk word terwyl dit in die Ontwikkeling luier of rondry. Die opjaag van omwentelings van enjins word nie toegelaat nie.</p>
<p>6.4. No Member or Tenant will park or leave a Vehicle unattended inside the Estate, except on his own Erf.</p>	<p>Geen Lid of Huurder sal 'n Voertuig parkeer of onbeman laat binne die Landgoed nie, behalwe op sy eie Erf.</p>
<p>6.5. No person will, within the Development, park any Recreational Vehicle or trailer on a temporary basis, except if it is parked on the Member's or Tenant's own driveway. The maximum duration of such temporary period will not exceed 72 hours without the express permission of the Trustees.</p>	<p>Niemand sal binne die Ontwikkeling enige Ontspannings Voertuig of sleepwa op 'n tydelike basis parkeer nie, behalwe as dit op die Lid of Huurder se eie oprit geparkeer is. Die maksimum duur van so 'n tydelike periode mag nie 72 uur oorskry sonder die uitdruklike toestemming van die Trustees nie.</p>
<p>6.6. No person will, within the Development, park or store any Recreational Vehicle (including trailers) on a permanent basis, except if it is parked or stored in such a way that it is not visible from outside the Erf.</p>	<p>Niemand sal binne die Ontwikkeling enige Ontspannings Voertuig (insluitend sleepwaens) op 'n permanente basis parkeer of stoor nie, behalwe as dit op so 'n manier geparkeer of gestoor word dat dit nie van buite die Erf sigbaar is nie.</p>
<p>6.7. No habitation will be allowed in tents, Recreational Vehicles, or any other Vehicle parked or erected in the estate.</p>	<p>Geen bewoning sal toegelaat word in tente, Ontspanningsvoertuie of enige ander Voertuig wat in die Landgoed geparkeer of opgerig is nie.</p>
<p>6.8. Recreational Vehicles, other than bicycles, e-bikes and e-tricycles, are not allowed to be driven around in the Development other than on a direct route between the Member's Erf and the entrance gate.</p>	<p>Ontspannings Voertuie, behalwe fietse, e-fietse en e-driewiele, mag nie in die Ontwikkeling rondgery word nie, behalwe op 'n direkte roete tussen die Lid se Erf en die ingangshek.</p>
<p>6.9. No Member or Tenant shall drive any Vehicle of any kind (including bicycles), nor allow any Vehicle to be driven on any part of the communal property, except on the designated roads.</p>	<p>Geen Lid of Huurder mag enige Voertuig van enige aard (insluitend fietse) op die gemeenskaplike eiendom bestuur of toelaat om bestuur te word nie, behalwe op die aangewese paaie.</p>
<p>6.10. Plug-in Electrical Vehicles (EVs) that need a charging station can only be recharged at the owner's private residence. The electrical infrastructure in Blue Ridge was designed to only offer the maximum municipal supply of 60 ampere single phase per residence, and no charging station can be allowed to exceed that limit.</p>	<p>Elektriese voertuie (EV's) wat 'n laaistase benodig, kan slegs by die eienaar se privaat woning herlaai word. Die elektriese infrastruktuur in Blue Ridge is ontwerp om slegs die maksimum munisipale voorsiening van 60 ampère enkelfase per woning te bied, en geen laaistase kan toegelaat word om daardie limiet te oorskry nie.</p>
<p>7. OPEN SPACES AND ENVIRONMENTAL ASPECTS</p>	<p>OOP RUITES EN OMGEWINGSASPEKTE</p>
<p>7.1. The Association shall be entitled to control all aspects of the environment on or about Blue Ridge, including, but not limited, to the management and control of fauna and flora.</p>	<p>Die Vereniging is geregtig om alle aspekte van die omgewing in of om Blue Ridge te beheer, insluitend, maar nie beperk nie, tot die bestuur en beheer van fauna en flora.</p>

7.2.	No person shall do anything, or omit to do anything, that may in the opinion of the Association be likely to have a detrimental effect on the environment, or that is likely to unreasonably interfere with the use and enjoyment of common areas by Members, Tenants, and their invitees.	Niemand sal enigiets doen, of nalaat om enigiets te doen, wat na die mening van die Vereniging moontlik 'n nadelige uitwerking op die omgewing kan hê, of wat moontlik onredelik kan inmeng met die gebruik en genot van gemeenskaplike areas deur Lede, Huurders en hul besoekers nie.
7.3.	No person may in any way disturb the natural habitat of the bird life, buck or any other fauna and flora.	Niemand mag op enige manier die natuurlike habitat van die voëllewe, bokke of enige ander fauna en flora versteur nie.
7.4.	Blue Ridge encourages the planting of small indigenous plants/shrubs. Palm trees and large non-indigenous plants and trees are strictly prohibited.	Blue Ridge moedig die aanplant van klein inheemse plante/struik aan. Palmbome en groot nie-inheemse plante en bome is streng verbode.
8. SAFETY & SECURITY		VEILIGHEID & SEKURITEIT
8.1.	If any Member, Tenant, visitor, contractor, employee or other invitee of any Member or Tenant fails to comply with any of the provisions of these rules, the Committee shall be entitled to deny that Tenant, visitor, contractor, employee, or other invitee access to Blue Ridge.	Indien enige Lid, Huurder, besoeker, kontrakteur, werknemer of ander gas van enige Lid of Huurder nie aan enige van die bepalings van hierdie Reëls voldoen nie, sal die Komitee geregtig wees om toegang tot Blue Ridge aan die betrokke Huurder, besoeker, kontrakteur, werknemer of ander gas te weier.
8.2.	The Association will not be held responsible for any injuries to Members, Tenants and visitors, including their children, that are present or play on common property, including in the street. Parents are at all times responsible for the safety and the conduct of their children.	Die Vereniging sal nie verantwoordelik gehou word vir enige beserings aan Lede, Huurders en besoekers, insluitend hul kinders, wat op gemeenskaplike eiendom teenwoordig is of speel nie, insluitend in die straat. Ouers is te alle tye verantwoordelik vir die veiligheid en gedrag van hulle kinders.
8.3.	The Member is responsible to provide the Tenant with the necessary access (remotes / telephone access) for the gate.	Die Lid is verantwoordelik om die Huurder te voorsien van die nodige toegang (afstandbeheer / telefoon toegang) vir die hek.
8.4.	The Member shall submit the Tenant's name, telephone number and vehicle registration to the Managing Agent when moving in and also notify the Managing Agent when the Tenant moves out again.	Die Lid moet die Huurder se naam, telefoonnommer en voertuigregistrasie by die Bestuursagent indien as 'n Huurder intrek en ook die Bestuursagent in kennis stel sodra die Huurder weer uittrek.
8.5.	The entrance gate is unmanned and is the single biggest security risk if access is not managed properly. It is therefore essential that Members, Tenants, visitors and contractors observe the rules when entering and leaving the estate. No tailgating by Vehicles or pedestrians is allowed behind other Vehicles or pedestrians. Members, Tenants, visitors and contractors must stop as close as possible to the gate after entry or exiting and wait for the gate to close behind them before driving away to prevent other Vehicles or pedestrians from slipping in. Movement through the gate is monitored by a security camera and frequent checks of the footage will be done by the Committee. Should any Member, Tenant, visitor or contractor be seen not to adhere to this rule, the Committee reserves the right to issue a fine.	Die ingangshek is onbeman en is die grootste enkele sekuriteitsrisiko as toegang nie behoorlik beheer word nie. Dit is dus noodsaaklik dat Lede, Huurders, besoekers en kontrakteurs die Reëls nakom wanneer hulle die Landgoed betree en verlaat. Geen Voertuie of voetgangers mag agter 'n ander Voertuig of voetganger inglip nie. Lede, Huurders, besoekers en kontrakteurs moet so na as moontlik aan die hek stop na in- of uitgang en wag vir die hek om agter hulle toe te gaan voordat hulle wegry om sodoende te verhoed dat ander Voertuie of voetgangers inglip. Beweging deur die hek word deur 'n sekuriteitskamera gemoniteer en gereelde inspeksie van die beeldmateriaal sal deur die Komitee gedoen word. Indien enige Lid, Huurder, besoeker of kontrakteur gesien word om nie aan hierdie reël te voldoen nie, behou die Komitee die reg voor om 'n boete uit te reik.
8.6.	The gate unfortunately gets damaged on a regular basis and as required by the Constitution, the Member is always held responsible even if the damage is caused by a visitor, courier or contractor. Should there be such damage to the gate or gate motor that necessitates a	Die hek word ongelukkig op 'n gereelde basis beskadig en soos deur die Grondwet vereis, word die Lid te alle tye verantwoordelik gehou selfs as die skade deur 'n besoeker, koerier of kontrakteur aangerig word. Sou daar sodanige skade aan die hek of hek motor wees dat dit nodig is om




<p>claim from Blue Ridge's insurance, the Member will only be held responsible for the excess payment as all Members already contribute to BR's insurance. If the damage is such that the repair does not justify an insurance claim (damage less than the co-payment), the Member will still be responsible for the full cost of the repair. Should our insurance manage to recover the repair cost from the Member's, visitor's or contractor's insurance the excess will not be payable.</p>	<p>van Blue Ridge se versekering te eis, sal die Lid slegs vir die bybetaling verantwoordelik gehou word aangesien alle Lede reeds bydra tot BR se versekering. Indien die skade sodanig is dat die herstel nie 'n versekeringseis regverdig nie (skade minder as die bybetaling), sal die Lid steeds vir die volle koste van die herstel verantwoordelik wees. Indien ons versekering die volle koste van die herstel van die Lid, besoeker, koerier of kontrakteur se versekering kan terugkry sal die bybetaling nie van toepassing wees nie.</p>
<p>8.7. The boundary fence of Blue Ridge is monitored by CCTV cameras and Members, Tenants, visitors and contractors must endeavour to stay away from the fence to avoid unnecessary alerts to the security control room.</p>	<p>Die grensheining van Blue Ridge word gemonitor deur CCTV-kameras en Lede, Huurders, besoekers en kontrakteurs moet poog om weg te bly van die heining om onnodige waarskuwings aan die sekuriteitsbeheerkamer te vermy.</p>
<p>8.8. Any open fires near the boundary with Moquini must be controlled very carefully, especially if the wind blows and should not be left unattended. Sparks can easily blow over to Moquini and cause massive damage due to the nature of their vegetation. Coals should be completely extinguished before leaving the fire.</p>	<p>Enige oop vure naby die grens met Moquini moet baie versigtig beheer word, veral as die wind waai en moet nie onbewaak gelaat word nie. Vonke kan maklik oorwaai na Moquini en massiewe skade veroorsaak as gevolg van die aard van hul plantegroei. Kole moet heeltemal geblus word voordat dit alleen gelaat word.</p>
<p>8.9. Any complaints against Tenants, visitors and contractors shall be dealt with by the Committee directly with the Member owning the Erf for a speedy reaction and resolution.</p>	<p>Enige klagtes teen Huurders, besoekers en kontrakteurs sal direk deur die Komitee hanteer word met die Lid wat die Erf besit vir 'n spoedige reaksie en oplossing.</p>
<p>9. ESTATE AGENTS</p>	<p>EIENDOMSAGENTE</p>
<p>9.1. No agent shall be permitted to market a property within Blue Ridge without a signed mandate by the Member with all the agent's and the Member's details.</p>	<p>Geen Eiendomsagent sal toegelaat word om 'n eiendom binne Blue Ridge te bemark sonder 'n getekende mandaat deur die Lid met al die Eiendomsagent en die Lid se besonderhede nie.</p>
<p>9.2. Agents are required to go through the induction process with the Managing Agent to ensure the Rules are read and understood and also provide the Managing Agent with a copy of their personal agent card and the above-mentioned mandate from the owner on applying to enter the Development. It is expected that Estate Agents will get a signed copy of the Rules from a Tenant confirming that they have also read and understood the Rules prior to moving into the Estate.</p>	<p>Eiendomsagente moet deur die nodige induksie proses gaan met die Bestuursagent om te verseker dat die Reëls gelees is en verstaan word en moet ook die Bestuursagent voorsien van 'n kopie van hul persoonlike agente kaart en die bogenoemde mandaat van die eienaar as aansoek gedoen word om die Ontwikkeling te betree. Dit word ook van die Eiendomsagent verwag om 'n getekende afskrif van die Reëls vanaf die huurder te verkry om te bevestig dat hulle die Reëls gelees het en verstaan, voordat by die landgoed ingetrek word.</p>
<p>9.3. No advertising boards or signs may be displayed within Blue Ridge. Signs are also not allowed on the sidewalk of the estate. Signs are allowed only in the area specifically allocated against the wall on the Western side of the entrance and must be displayed in accordance with the local authority regulations.</p>	<p>Geen advertensieborde of tekens mag binne Blue Ridge vertoon word nie. Borde word ook nie op die sypaadjie van die Landgoed toegelaat nie. Borde word slegs in die area wat spesifiek daarvoor voorsiening maak aan die Westekant van die ingang toegelaat en moet in ooreenstemming met die plaaslike owerheid regulasies vertoon word.</p>
<p>9.4. The Estate Agent and/or Owner placing the Tenant is also responsible for regular inspections to ensure that the property is well maintained as far as the garden and outside of the building is concerned. It is also required that a garden service is contracted to ensure the garden of the rented property is maintained on a bi-weekly basis.</p>	<p>Die Agent en/of die Eienaar wat die Huurder plaas is ook verantwoordelik om gereelde inspeksies te hou om te verseker dat die eiendom goed in stand gehou word sover dit die tuin en die buitekant van die gebou aanbetref. Dit word ook vereis dat 'n tuindiens gekontrakteer word om te verseker dat die tuin van die gehuurde eiendom op 'n tweeweeklikse basis onderhou word.</p>



9.5. Prospective buyers must be accompanied by a mandated estate agent.	Voornemende kopers moet deur 'n eiendomsagent met die nodige mandaat vergesel word.
10. COMMERCIAL ACTIVITIES	KOMMERSIËLE AKTIWITEITE
10.1. The Committee is entitled to regulate all commercial activity in or about Blue Ridge. No application for any trading or similar license may be made for the conduct of any commercial activity of any nature from any Erf forming part of Blue Ridge, without the prior written consent of the Committee, which consent shall not be unreasonably withheld.	Die Komitee is geregtig om alle kommersiële aktiwiteite in of namens Blue Ridge te reguleer. Geen aansoek om enige handel of soortgelyke lisensie mag gemaak word vir die bedryf van enige kommersiële aktiwiteit van enige aard op enige Erf wat deel vorm van Blue Ridge nie, sonder die vooraf skriftelike toestemming van die Komitee, welke toestemming nie onredelik weerhou sal word nie.
10.2. The operation of a Guesthouse, Air B&B, or any other form of short-term rental is strictly prohibited. The minimum rental period permitted is 3 (three) months.	Die bedryf van 'n Gastehuis, Air B&B, of enige ander vorm van korttermyn verhuur is streng verbode. Die minimum huurtydperk wat toegelaat word, is 3 (drie) maande.
10.3. No advertising or signage boards or signs of any nature may be displayed on or about Blue Ridge, other than a single board indicating the primary contractor's details while a residence is under construction.	Geen advertensie- of besigheidsnaamborde of tekens van enige aard, mag op of namens Blue Ridge vertoon word nie, behalwe 'n enkele bord wat die primêre kontrakteur se besonderhede aandui terwyl 'n projek aan die gang is.
10.4. No door-to-door canvassing and/or selling is permitted.	Geen deur-tot-deur veldtogte en/of verkope word toegelaat nie.
11. BUILDING REQUIREMENTS AND CONSTRUCTION	BOUVEREISTES EN KONSTRUKSIE
11.1. The provisions of the Constitution, relating to the construction of a residence, as stipulated in paragraph 10 of the Constitution and the associated Building Rules must be strictly complied with.	Die bepalings van die Grondwet, met betrekking tot die bou van 'n huis, soos bepaal in paragraaf 10 van die Grondwet en die gepaardgaande Boureëls moet streng nagekom word.
11.2. Washing lines must be installed and laundry hanged in such way that it cannot be seen from outside the Erf.	Wasgoedlyne moet geïnstalleer word en wasgoed gehang word op so 'n manier dat dit nie van buite die Erf gesien kan word nie.
11.3. Water tanks, heat pumps, air conditioner units and gas bottles which are visible from outside the Erf must be covered as described in the Architectural Rules.	Watertanks, hittepompe, lugreëling eenhede en gasbottels wat van buite die Erf sigbaar is moet toegemaak word soos voorgeskryf in die Argitektoniese reëls.
12. FINES AND PENALTIES	BOETES
12.1. The Committee shall investigate (in such manner as it deems fit) written complaints received from Members relating to the behaviour and/or conduct of other Members, Tenants or other persons, on or about Blue Ridge and shall take such steps with regard thereto as it may deem fit. The Committee is also entitled, on its own initiative, to investigate the conduct of any Member, Tenant, or any other persons and to take such action as it may deem fit, whether or not complaints are received.	Die Komitee sal ondersoek instel (op so 'n wyse as wat dit goeddink) na enige skriftelike klagtes wat ontvang word van Lede met betrekking tot die gedrag van ander Lede, Huurders of ander persone, op of oor Blue Ridge en sal sodanige stappe doen met betrekking tot die klagte soos dit goeddink. Die Komitee is ook geregtig om op eie inisiatief die gedrag van enige Lid, Huurder of enige ander persone te ondersoek en om sodanige stappe te doen as wat dit nodig ag, of klagtes ontvang word al dan nie.
12.2. If any Member or Tenant contravenes or fails to comply with any of the provisions of the Constitution, Conduct Rules or any conditions imposed by, or directives given by the Association in terms of these or any other Rules, the Committee shall be entitled (without limiting any other rights afforded to them in terms of these rules) to impose suitable fines up to the amount of the monthly levy per contravention on the person concerned. This process will	Indien enige Lid of Huurder enige van die bepalings van die Grondwet, Gedragsreëls of enige voorwaardes wat deur die Vereniging ingevolge hierdie of enige ander Reëls opgelê is, oortree of versuim om aan dit te voldoen, is die Komitee geregtig (sonder om enige ander regte wat ingevolge hierdie Reëls aan hulle verleen word, te beperk) om geskikte boetes op te lê tot die bedrag van die maandelikse heffing per oortreding aan die betrokke

<p>begin with a written warning regarding the contravention. If a contravention is not rectified within the period as indicated in the warning and the contravention extends further beyond this deadline (repeat offence), the fine will be levied on a weekly basis until the contravention is rectified. If the person concerned is a Tenant, visitor or other invitee of a Member or Tenant, the fine shall be deemed to be a debt due and payable by the Member concerned to the Association and debited to the Member's levy account.</p>	<p>persoon. Hierdie proses sal begin met 'n geskrewe waarskuwing rakende die oortreding. Indien 'n oortreding nie binne die periode soos aangedui in die waarskuwing reggestel word nie en verder voortgaan ná die sperdatum (herhaalde oortreding), sal die boete op 'n weeklikse basis gehêf word tot tyd en wyl die oortreding reggestel is. Indien die betrokke persoon 'n Huurder, besoeker of ander gas van 'n Lid of Huurder is, sal die boete geag word as 'n skuld verskuldig en betaalbaar deur die betrokke Lid aan die Vereniging en gedebiteer word na die Lid se heffings rekening.</p>
<p>12.3. The provisions of this rule are without prejudice to any other rights that the Association may have, in terms of the Constitution or at law.</p>	<p>Die bepalings van hierdie reël is sonder benadeling van enige ander regte wat die Vereniging ingevolge die Grondwet of in die wet mag hê.</p>
<p>13. GENERAL</p>	<p>ALGEMEEN</p>
<p>13.1. Each Member shall see to it that all occupants of his Erf, or any visitors to his Erf, comply with all the rules and regulations of the Association.</p>	<p>Elke Lid moet toesien dat alle bewoners van sy Erf, of enige besoekers aan sy Erf, aan al die reëls en regulasies van die Vereniging voldoen.</p>
<p>13.2. No Member will be allowed to use his Erf, or any part of the communal property, nor allow it to be used in any way or for any purpose that harms the character of Blue Ridge.</p>	<p>Geen Lid sal toegelaat word om sy Erf, of enige deel van die gemeenskaplike eiendom te gebruik, of te laat gebruik, vir enige doel wat die karakter van Blue Ridge benadeel nie.</p>
<p>13.3. No Member will be allowed to do anything on his Erf that may possibly harm or change the aesthetic appearance of Blue Ridge, nor allow it to be done. Furthermore, each Member shall maintain his Erf as to keep it aesthetically and otherwise acceptable. It is especially important that Erven that is still unbuilt has the required 1 meter between Erven and 2 meters on the outside boundary fence kept clear to manage the risk of fire. If a notice must be issued by the Committee regarding the appearance of an Erf or garden and the problem is not rectified within the indicated period, the Committee will issue the maximum fine and appoint a garden service to clean the Erf or garden concerned. Both amounts will be debited against the Member's levy account.</p>	<p>Geen Lid sal toegelaat word om enige iets op sy Erf te doen wat moontlik die estetiese voorkoms van Blue Ridge kan benadeel of verander nie, en ook nie toelaat dat enige ander persoon dit doen nie. Verder moet elke Lid sy Erf in stand hou om dit esteties en andersins aanvaarbaar te hou. Dit is veral belangrik dat waar Erwe nog onbeboud is, die verlangde 1 meter tussen Erwe en 2 meter aan die buitekantste grensheining skoon te hou om die risiko van brand te bestuur. Indien 'n kennisgewing deur die Komitee uitgereik moet word oor die voorkoms van 'n Erf of tuin en die probleem word nie binne die aangeduide tydperk reggestel nie, sal die Komitee die maksimum boete hef en 'n tuindiens aanstel om die betrokke Erf of tuin skoon te maak. Albei bedrae sal teen die lid se heffings rekening gedebiteer word.</p>
<p>13.4. No Member shall transgress any law, act, ordinance, regulation, proclamation, statutory ruling, or the conditions of any license that pertains to or affects the occupation of his Erf or the communal property, or the title conditions to this Erf, nor allow them to be transgressed.</p>	<p>Geen Lid mag enige wet, ordonnansie, regulasie, proklamasie, statuêre uitspraak of die voorwaardes van enige lisensie wat betrekking het op of invloed het op die besetting van sy Erf of die gemeenskaplike eiendom, of die titelvoorwaardes op die Erf, oortree of beïnvloed nie.</p>
<p>13.5. Members, Tenants, and visitors are only allowed to reside in the physical accommodation structure on the Erf. The number of permanent residents per Erf must not exceed the number prescribed by the Local Authority Land Use By-law in respect of property zoned for residential purposes. The current By-Law limits permanent residents to a single Family.</p>	<p>Lede, Huurders en besoekers mag slegs in die fisiese akkommodasie struktuur op die Erf woon. Die aantal permanente inwoners per Erf mag nie die getal wat deur die Verordening op Plaaslike Owerheid voorgeskryf word ten opsigte van eiendom wat vir residensiële doeleindes gesoneer is, oorskry nie. Die bestaande Verordening beperk permanente inwoners tot 'n enkele Familie.</p>
<p>13.6. No loud music is allowed after 22h00.</p>	<p>Geen harde musiek word na 22:00 toegelaat nie.</p>
<p>13.7. The use of fireworks, firearms and any other weapon forbidden by the Local Authority are strictly forbidden. Playing with hard balls such as cricket, golf or hockey</p>	<p>Die gebruik van vuurwerke, vuurwapens en enige ander wapen wat deur die Plaaslike Owerheid verbied word is streng verbode. Die speel met harde balle soos krieket-,</p>



<p>balls are also not allowed due to the limited space between houses.</p>	<p>gholf-, en hokkieballe word ook nie toegelaat nie as gevolg van die beperkte spasie tussen huise.</p>
<p>13.8. All hobby aircraft/drones must comply with the aviation and local authority regulations, and hobbyists must acquaint themselves with these rules and regulations.</p>	<p>Alle stokperdjie vliegtuie/hommeltuie moet voldoen aan die lugvaart- en plaaslike owerheid regulasies, en beoefenaars van sulke stokperdjies moet hulself vergewis van die reëls en regulasies.</p>
<p style="text-align: center;">Approved at AGM / Goedgekeur by AJV</p> <div style="text-align: center;">  </div> <p style="text-align: center;">Signed by Chairperson / Geteken deur Voorsitter 2026/06/04</p>	