

BUENO VISTA HOMEOWNERS ASSOCIATION

HOUSE RULES FOR ALL RESIDENTS



132 Ridgeworth Avenue,
Erf 38791

1. MANAGEMENT OF THE COMPLEX

All owners of units in the complex are automatically members of the Homeowners Association. The Association is managed by a Board of Trustees appointed at the Annual General Meeting which is held during the year.

Residents are reminded that there are **8 units in the complex** with residents having individual opinions on various matters. We must all help to make life easy for everyone.

2. OWNERSHIP

As **all the units in the complex resort under separate-title ownership**, owners are personally responsible for the maintenance and upkeep thereof, as well as the insurance of the property. The contents of the unit are for the account of the resident under a personal householder's policy.

Residents renting units should liaise with the owner of letting agent regarding any maintenance or repairs. The insurance of the contents of the unit remains the responsibility of the lessee.

No owner shall use, or permit their unit to be used for any purpose other than residential. Persons are not supposed to live in sections, which are not described as Residential. Garages are not deemed to be Residential Sections.

The maximum number of persons who may permanently reside in or occupy a section which is described as a Residential Section, shall be limited to 4 (four) in case of 2- bedroom unit and 6 (six) in case of a 3- bedroom unit.

3. ALTERNATIONS TO UNITS

Alterations to the outside of units require the prior approval of the **Committee consisting of members of the Association**, as well as the City of Cape Town. No carports or any other structures may be erected on the outside on limited driving space.

Air conditioners, TV-dishes and panel solar heating systems must be installed in such a way that it does not deface the unit.

Any alteration, construction repairs or improvements being done to units by outside contractors must be done under the supervision of the owner/resident/letting agent of that unit, they are liable for each contractor. Above mentioned individuals are responsible for movement and security and possible damage done of internal driveway.

4. LEVIES

Levies are **payable in advance before the 7th of each month**, directly into the bank account of the Homeowners Association. **Bank: Absa, Account Name: Bueno Vista Home owners association, Account No: 918 180 6522, Payment Reference No: The Owner House Number or surname**

5. SPEED LIMIT

The speed limit in the complex is the same as normal walking speed. Residents are urgently requested to adhere to the speed limit and also to appeal to their families, guests and workers to do the same. **This instruction is for the safety of all residents and visitors.**

6. PARKING

Residents are requested to park their vehicles in the garages. Vehicle's of owners and visitors must be parked in such a way that it does not block the entrance to houses and garages. Garage doors should be kept closed for your own safety. **We have only one visitors parking bay.** (next to no4 against security wall).

7. GARDEN SERVICES

Residents are **personally responsible** for the upkeep and maintenance of flower beds pot plants and the control of weeds on driveways and all paved areas in front of your unit, up to the center line of paving.

8. WATER USAGE

Residents are requested to use water sparingly at all times and to observe municipal restrictions and report any water leak inside the complex.

9. NOISE LEVEL

Musical equipment / TV's / musical instruments etc. must be used in such a manner that they do not cause disturbance to adjoining neighbors.

10. REFUSE REMOVAL

Household refuse is removed on Tuesday. Residents are requested to place their bins on the roadside early on Tuesday mornings and to put them back the same day after refuse has been removed. Please place all refuse inside the bins because the refuse removers are not always prepared to remove separate bags or items left alongside bins. **Bins must not be left outside. No refuse or bins shall be kept in front view of any house.** Littering of any material, including cigarette butts, on common property is strictly forbidden.

11. GENERAL MAINTENANCE

The Homeowners Association is responsible for the maintenance and upkeep of the communal area. These include the boundary wall, entrance gate and light, sewer repairs, etc.

Maintenance to the unit is to be attended to regularly and is for the account of the owner. Woodwork must be varnished regularly and gutters must be cleaned before the rainy season starts. All external maintenance must be done in a uniform method and colour.

12. PETS

The barking of dogs should be controlled and should not disturb the neighbors. Owners of pets are also requested to immediately clean up any mess left by their pets in communal area.

13. POST BOXES

Post boxes are situated just outside the complex entrance. **Mail must be cleared from the letter boxes at the entrance at least once per week.** Resident are to supply their own locks for these letter boxes.

14. FIRE HEALTH AND SAFETY

No person shall bring or permit any person to bring any substances onto the complex or permit the storage of any substances on the complex which may constitute a fire hazard or a threat to the health of any resident or other person or which may result in the contamination of the complex.

Fireworks are strictly prohibited. All residents who own firearms: your safety and the safety of others requires that you always secure and store your firearms in a manner (in a gun safe) that will prevent unauthorized access. All units must be kept clean and free from any clutter and debris both on the in and outside of premises for pest control purposes