



SILWERSTRAND

GOLF & RIVER ESTATE

SILWERSTRAND GOLF AND RIVER ESTATE

ESTATE RULES

2024

ANNEXURE A

SILWERSTRAND HOMEOWNERS' ASSOCIATION
(ESTABLISHED IN TERMS OF SEC 29 OF THE LUPO 15 OF 1985)

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1. INTRODUCTION

Silwerstrand Golf & River Estate has been designed to provide a comfortable and secure living environment and lifestyle for the residents. The intention of the SHOA Estate Rules is that of protecting and enhancing this lifestyle and the environment. These Estate Rules are binding upon all Homeowners, residents, visitors, Estate Agents and Contractors, as are decisions taken by the SHOA in interpreting or enforcing these Estate Rules. The registered Homeowners of properties are responsible for ensuring that members of their families, tenants, visitors, friends and all their employees are aware of, and abide by, these Estate Rules. The SHOA reserves the right to modify, amend, add to, or delete any of these Estate Rules from time to time.

This document should be read in conjunction with other documentation that includes:

I. SHOA Constitution

II. SHOA Guidelines, which includes:

- SHOA Architectural and Landscaping guidelines
- SHOA Estate Agent Estate Rules
- SHOA short term guest accommodation rules.
- SHOA boat and water usage rules.
- SHOA Erven and landscape Guideline including any amendments of the above documents, or any other documentation as issued by the SHOA from time to time.
- Guest Accommodation rules.

2. SECURITY

Ensuring security within the Silwerstrand Golf & River Estate constitutes a foremost priority, underpinned by the establishment of a comprehensive set of procedures designed to uphold a safe and secure environment. These procedures are indispensable for managing the ingress of individuals and vehicles while safeguarding the well-being of residents.

2.1 Security and Access Control Procedures

2.1.1 Security Overview

A cornerstone of life at Silwerstrand Golf & River Estate is its robust security framework. The precinct benefits from three layers of security: access control, electrified perimeter protection, and a sophisticated network of CCTV surveillance and alarms.

2.1.2 Access Control

2.1.2.1 Right of Admission

Admission to Silwerstrand Golf & River Estate is overseen by the Silwerstrand Homeowners Association (SHOA) and its security service provider, with the prerogative to refuse entry or effect apprehension based on reasonable grounds.

2.1.2.2 Access Control Protocols

All vehicles entering or exiting the estate must stop at designated entrance gates, which serve as pivotal security checkpoints. Adherence to these security protocols is mandatory, and patience from all stakeholders is appreciated.

a) Guidelines for New Owners

- Registration Appointment: Upon property registration, new owners must schedule an appointment with the Silwerstrand Security Manager for placement within the facial recognition scanner system.
- Required Documentation: New owners must present registration documents and valid identification for verification purposes.
- System Entry: Upon document verification, owners will be integrated into the access control system.
- Vehicle Registration: Details must be provided for inclusion in the License Plate Recognition (LPR) camera system at inner booms.
- Community App: Installation of the community app on the owner's mobile device is recommended for HOA registration (app link provided).

b) Guidelines for Tenants

- Registration Process: Tenants must arrange an appointment with the Security Manager for registration.
- Documentation: Access is contingent upon submission of a long-term rental form/agreement to the SHOA office prior to or on the date of occupancy.
- Verification: Agreements will be corroborated with the property owner or agent.
- Access Duration: Access is granted solely for the duration of the lease. Early access necessitates advance notice from the owner/agent to the Security Manager/HOA.
- Vehicle Registration: Details must be submitted for registration in the LPR camera system.
- Community App: Installation of the community app on the tenant's mobile device is recommended.

c) Guidelines for Visitors

- Adherence: Visitors must adhere to outlined guidelines and security protocols, failure of which may result in denial of entry.
- Conduct: Compliance with security personnel directives and SHOA regulations is obligatory.
- Restrictions: Access may be denied to individuals under the influence of alcohol or narcotics. Domestic animals are permitted, provided they adhere to SHOA stipulations.
- Access Authorization: Visitors may gain access through pin entry or telephonic approval by residents pressing 9 on their phone.

d) Guidelines for Domestic Workers and Gardeners

- Compliance: Domestic workers and gardeners must adhere strictly to prescribed entry procedures.
- Registration: It is compulsory for all domestic workers and gardeners to be accompanied by the resident for placement within the Facial Access Control System.
- Monitoring: Scanning upon both entry and exit is mandatory.
- Facilities: Residents must provide adequate restroom facilities for these workers.
- Awareness: Residents are responsible for informing their workers of all estate Estate Rules, ensuring compliance with access control protocols. No exceptions are made for workers entering or exiting with residents.

e) Guidelines for Estate Agents and Contractors

- Responsibility: Homeowners must ensure adherence to SHOA rules and architectural guidelines.
- Tenant Information: Estate agents must furnish details of all tenants to SHOA, not limited to the primary tenant.
- Communication: All instructions or grievances concerning contractors should be directed through the HOA office or designated manager.

f) Guidelines for House Alarms and Armed Response

- Additional Security: Should homeowners opt for external security services, they must follow the same entry and exit procedures outlined in section 2.2.3.
- External Security: Similar procedures apply for external security service providers.
- Notification: Residents are required to inform the Silwerstrand Golf and River Estate's Security Service Provider of pertinent security company details.

g) General Access Regulations

- Gate Protocol: All vehicles are obligated to halt at the entrance gate, treated as a primary security checkpoint.
- Conduct: Residents are prohibited from engaging in behaviour that compromises security or damages others' property.
- Interactions: Security personnel must be treated with respect; residents are not authorized to issue directives to security staff.

2.2 Ensuring Registration of Service Providers and Workers

To sustain safety and security, meticulous registration protocols are strictly observed:

2.2.1 Pre-Registration Requirements

- **Documentation:** Service providers/workers must submit proof of identity (e.g., ID card, driver's license), contact details, and residential address.
- **Background Checks:** Contractors or maintenance workers employed for more than five (5) days must provide criminal record reports for all personnel requiring estate access.
- **Foreign Workers:** Valid passport stamped by border management authority, worker's permit, and any relevant permit allowing residency in South Africa (e.g., refugee status).

2.2.2 Registration Procedure

- **Application Form:** Service providers are required to complete a comprehensive application form detailing company specifics, employee particulars, and the nature of services provided.
- **Verification:** Application information is verified through cross-referencing with official records, email correspondence, or pin entry/telephonic approval by estate residents.
- **Approval:** Upon verification, service providers are granted access authorization to the estate.

2.3 Access Control Protocols

Pre-Authorization: Residents may pre-authorize access via email to:

- takeonoffice@silwerstrand.co.za
- security@silwerstrand.co.za

These procedures are fundamental to fostering a secure and structured environment at Silwerstrand Golf & River Estate, ensuring meticulous accountability and consistent adherence to security protocols.

Breach:

- (i) A resident who has acted in breach of any or multiple of the rules above will result in the resident being fined per offence by the SHOA with a Schedule C fine as per Addendum 2.
- (ii) This fine may be upgraded to a different Schedule fine for multiple contraventions if deemed necessary by the SHOA.

3. DISTURBANCES

- 3.1** Any conduct which disturbs or tends to disturb the peace and tranquillity of the Silwerstrand Golf & River Estate and residents is not permitted.
- 3.2** Excessive and unnecessary noise by vehicles, appliances, tools, pets and/or individuals are prohibited. Strict compliance with this rule will be enforced by the SHOA, particularly during the Estate's quiet hours, which are from 22:00 to 06:00.
- 3.3** Noise levels are determined by the Western Cape Noise Control Regulations.

Breach:

- (i) A resident who has acted in breach of any or multiple of the rules above will result in the resident being fined per offence by the SHOA with a Schedule B fine as per Addendum 2.
- (ii) This fine may be upgraded to a different Schedule fine for multiple contraventions if deemed necessary by the SHOA.

4. USE OF THE STREETS

- 4.1** Ownership of all the roads within the Silwerstrand Golf & River Estate resides with SHOA. The Local Council raises property rates for roads, the cost thereof being included in the SHOA Levy. The movement and control of traffic and pedestrians are subject to these Estate Rules and such further directives as may be made by the SHOA.
- 4.2** No person shall drive any vehicle on any road within the Silwerstrand Golf & River Estate precinct in excess of 30 km/h, or in such a manner as to constitute a danger or nuisance to any other person or property.
- 4.3** No person or Silwerstrand employee shall operate any vehicle, including a golf cart (private or rented) at any place within the Silwerstrand Golf & River Estate unless the holder of a valid current driver's licence issued under the provisions of the Road Traffic Act No. 93 of 1996 (as amended).
- 4.4** The SHOA may, if it considers it necessary or desirable to do so, impose a speed limit lower than that referred to in 4.2 above upon such roads or portions thereof as it may deem fit, either temporarily or permanently, or introduce

any traffic calming measures, including but not limited to, speed humps and pedestrian crossings that they in their sole discretion deem necessary from time to time.

- 4.5** The use of any vehicle with noisy exhaust systems and/or un-roadworthy vehicles are prohibited anywhere within the Silwerstrand Golf & River Estate and the same rules shall apply to this clause as describe in clause 3 above.
- 4.6** No person shall park any vehicle at any place within the Silwerstrand Golf & River Estate except upon the tarred and brick paved roads and designated parking areas. If any boat, motor cycle, quad bike, or any other vehicle is parked in a parking area for a period longer than 7 (seven) days then the owner of the vehicle needs the permission of the SHOA.
- 4.7** No persons shall drive any vehicle at any place within the Silwerstrand Golf & River Estate while under the influence of alcohol or drugs which may impede his ability to control such vehicle.
- 4.8** The SHOA may by means of appropriate signage, give or amend such directions as to the use of the common roads or any portion thereof, as it in its discretion may deem fit. Failure by any person to obey the same and give effect to such meaning shall constitute a breach of these Estate Rules.
- 4.9** Right of way within the Silwerstrand Golf & River Estate shall be given to pedestrians, golf carts and cyclists.
- 4.10** All trailers, boats, campervans, caravans, quadbikes and commercial vehicles must be stored within the boundaries of an Erf and only for 7 days and with the approval of the SHOA, unless they are screened from public view. The above vehicles may not be stored on any vacant stand, in the roads or within public areas.

Breach:

- (i)** The SHOA reserves the right to tow away any vehicle found parked illegally. The owner will be fined with a Schedule B fine as per Addendum 2 and will be charged for the storage of the vehicle until the fine is paid.
- (ii)** This fine may be upgraded to a different Schedule fine for multiple contraventions if deemed necessary by the SHOA.

5. COMMON AREAS AND ENVIRONMENTAL ASPECTS

- 5.1** The SHOA shall be entitled to control all aspects of the environment within the Silwerstrand Golf & River Estate.
- 5.2** No person shall do anything or omit to do anything that may, in the opinion of the SHOA, be likely to have a detrimental effect on the environment or that is likely to unreasonably interfere with the use and enjoyment of the common areas by residents.
- 5.3** Camping outside of the designated Caravan Park is prohibited. Fires may not be lit on or about the common areas. Fires may not be lit on any Erf other than in properly constructed braai/fireplaces designed for that purpose or manufactured braais, including, but not limited to, a Weber braai.
- 5.4** No person shall discharge any firearm, air rifle, crossbow or similar weapon or device within the Silwerstrand Golf & River Estate as defined in the Firearms Control Act 60 of 2000 or any dangerous weapon of the Dangerous Weapons Act No. 15 of 2013 other than in self defence. Hunting, disturbance, harming and trapping of any wild or domestic animal in any manner are strictly prohibited, unless permission is given by the SHOA and other parties concerned, and a permit is obtained from the relevant authority.
- 5.5** Fireworks are strictly prohibited within the Silwerstrand Golf & River Estate.
- 5.6** Fishing may take place within the areas demarcated on the golf course water features on the condition that the fishing shall only consist of catch and release. Fishing will also be allowed within the demarcated dams in the Village Section of the Estate, but only on a catch and release basis.
- 5.7** Wading or swimming may not take part within the area designated as golf course water features, including the irrigation canal. Swimming in the area designated as golf course water features are only allowed for maintenance purposes with prior approval by the Estate.
- 5.8** No person shall anywhere within the Silwerstrand Golf & River Estate disturb, damage, destroy or collect any plant material, unless permission is given by the SHOA.
- 5.9** No person shall cut and or remove any trees on any open and public area. Failure to abide by this rule will result in the curing of the cost of the replacement of the said tree plus the addition of the general fine for this breach.
- 5.10** No person shall launch upon the golf course water features any craft of any description, save such craft may be required in connection with any work to be carried out on the instruction of the SHOA.
- 5.11** The SHOA shall have the right to demand, on reasonable written notice, that any Alien or Exotic plants and/or trees be removed from the property of a resident at cost to the resident. Residents must adhere to the prescribed plant list as contained in the SHOA Landscaping Guidelines

5.12 In terms of clause 11.12.2 and 11.12.3 of the constitution, no dogs are allowed on the greens and residents shall not obstruct any movement of players on the Club Course and shall not damage the Club Course in any way. All dogs are kept at the owners' own risk.

5.13 No construction work on or over common property will be permitted, unless permission of the SHOA was obtained and a lease agreement has been signed.

Breach:

- (i)** A resident who has acted in breach of any or multiple of the rules above will result in the resident being fined per offence by the SHOA with a Schedule B fine as per Addendum 2.
- (ii)** This fine may be upgraded to a different Schedule fine for multiple contraventions if deemed necessary by the SHOA.

6. DOMESTIC ANIMALS

Domestic animals posing no danger may be kept by an owner, which shall be limited to 2 (two) animals per Erf, irrespective of the quantity of properties owned.

- 6.1** All domestic animals shall at all times, be required to bear a tag which shall reflect the name and telephone number of the relevant pet owner.
- 6.2** It is recommended that all domestic animals (cats & dogs) be spayed or neutered.
- 6.3** All domestic cats are to have a working bell fitted to their collars.
- 6.4** Dogs must be kept on a leash at all times when outside the boundary walls of a property. No resident shall permit their dogs to roam the streets or any other property unattended unless under strict control and on a leash. If any dog digs a hole on common property, the property of other residents, or otherwise damages common areas, the pet owner shall be required to repair the damage.
- 6.5** Dog owners must ensure that they carry a receptacle and clean up any mess created by the animal. Dog owners should also regularly inspect their neighbour's property to ensure that their dogs have not left a mess that they are not aware of.
- 6.6** The SHOA shall have the right to act against any person who fails to prevent persistent barking or pets creating any nuisance. Persistent complaints will result in the permanent removal of the pet from the Silwerstrand Golf & River Estate.
- 6.7** No pet shall be left unattended for an extended period of more than 24 hours.
- 6.8** The Local Authority by-laws relating to pets will be strictly enforced. Any animal found to be tortured, undernourished or abused will be removed and the owner reported to the relevant authority.
- 6.9** No slaughtering of any animal or the curing or hanging up to dry of any meat fish, skin or carcass or any part thereof will be permitted within the Silwerstrand Golf & River Estate.

Breach:

- (i)** A resident who has acted in breach of any or multiple of the rules above will result in the resident being fined per offence by the SHOA with a Schedule B fine as per Addendum 2.
- (ii)** This fine may be upgraded to a different Schedule fine for multiple contraventions if deemed necessary by the SHOA.

7. DOMESTIC REFUSE

The Operational Environmental Management Plan requires from the SHOA to institute a recycling system for domestic refuse collected at the estate. The SHOA recommends recycling.

Garden refuse, i.e. grass cuttings will not be collected by the SHOA. Please make your own arrangements to remove garden refuse from the premises.

Residents are requested to split their refuse as follows:

- **Recyclable material** (paper / plastic / boxes / foil / glass bottles) to be placed in a clear (transparent) plastic bag.
- **All remaining refuse** to be placed in a normal black bag (baby nappies, etc.)

All the different refuse bags as described above can be placed inside the municipal refuse bin and placed out for collection.

- 7.1** The Municipality removes domestic refuse on Wednesdays. New residents to contact the SHOA offices to arrange for their address to be added to the domestic refuse removal address list.
- 7.2** Standard municipal black bins available from the Local Authority may be used for domestic refuse.
- 7.3** The black bins may only be put outside on the verge on the morning of collection and must be placed away on the same evening. Residents who are not at home to put the refuse bin away the same night after collection shall arrange with a neighbour or with the SHOA to put their bin away.
- 7.4** The black bins shall not be kept in such a place on the property to be visible from the common roads and/or areas.
- 7.5** Any item or refuse of such a nature that cannot be removed by the Local Authority must be removed by the resident on the same day, failing to do so the SHOA will arrange for a waste collection contractor at cost to the resident.
- 7.6** No resident may dispose of any refuse, rubble and/or excess of any kind on any vacant Erf or common areas.

Breach:

- (i)** A resident who has acted in breach of any or multiple of the rules above will result in the resident being fined per offence by the SHOA with a Schedule B fine as per Addendum 2.
- (ii)** This fine may be upgraded to a different Schedule fine for multiple contraventions if deemed necessary by the SHOA.

8. LANDSCAPING AND MAINTENANCE OF VERGES

- 8.1** Resident must maintain his erf, all improvements on his erf, establish and maintain a garden and the road verge bordering his erf, as well as maintain the external boundary walling of his erf. In addition, the resident must also maintain any trees planted by the SHOA on their verges and public spaces in front of their property.

Breach:

- (i)** Any Homeowner who, after due notice has been given by the SHOA, fails to remedy the same, shall be liable to pay any costs incurred by the SHOA in rectifying, repairing or remedying such fault or omission. In giving effect to this rule the Homeowner may not refuse the SHOA and its appointed agent or entry to the property for the purposes of carrying out the provisions hereof.
- (ii)** A resident who has acted in breach of any or multiple of the rules above will result in the resident being fined per offence by the SHOA with a Schedule A fine as per Addendum 2.
- (iii)** This fine may be upgraded to a different Schedule fine for multiple contraventions if deemed necessary by the SHOA.

9. WORKING HOURS AND QUIET HOURS

Any work performed anywhere within the Silwerstrand Golf & River Estate is restricted to the following hours:

9.1 Contracting work

Monday – Thursday: 07h00 – 17h30 (Silwerstrand Golf & River Estate to be vacated by 17h30)
Friday: 07h00 – 15h00 (Silwerstrand Golf & River Estate to be vacated by 15h00)
Saturday: No work is permitted
Sunday: No work is permitted
Public Holiday: No work is permitted

Any deviation on the above must be sanctioned by the SHOA

9.2 Garden, House Cleaning and Domestic workers

Monday – Thursday: 07h00 – 17h30 (Silwerstrand Golf & River Estate to be vacated by 17h30)
Friday: 07h00 – 17h00 (Silwerstrand Golf & River Estate to be vacated by 17h00)
Saturday: 07h00 – 17h00
Sunday: No work is permitted – Gardeners
10h00 – 13h00: Guest accommodation cleaning services
Public Holiday: No work is permitted

9.3 Quiet Hours

Monday – Thursday: 22h00 – 07h00 the following day
Friday – Saturday: 23h00 – 07h00 the following day
Sunday: 20h00 – 07h00 the following day
Public Holiday: 23h00 – 07h00 the following day, unless a Sunday 07h30

Exceptions to the above:

- These working hours do not apply to RDC Maintenance and SHOA Maintenance workers.
- Life and/or property threatening emergencies.

Breach:

- (i) A resident who has acted in breach of any or multiple of the rules above will result in the resident being fined per offence by the SHOA with a Schedule B fine as per Addendum 2.
- (ii) This fine may be upgraded to a different Schedule fine for multiple contraventions if deemed necessary by the SHOA.

10. WATER

The SHOA shall not be liable for damages, expenses or costs caused to residents for any interruption in supply, flooding and excess storm water or any failure to supply water. The SHOA is only responsible for notifying residents of any interruption in supply, flooding and excess storm water. Upon a completed Contractors Agreement signed with HOA, a water meter will be supplied to measure the water consumption per unit. The water consumption will be read as close to the 20th of the month and any consumption in excess of 6Kl (or as determined by the local authority) will be added to the members' monthly levy invoice issued by the SHOA.

The collection of rainwater is permitted, provided that the design of such collection method complies with the architectural guidelines of the SHOA.

Faulty rain meters or any maintenance of rain meters are for residents' own account.

11. LETTING

No Homeowner shall let or otherwise part with occupation of his property, whether temporarily or otherwise, unless he has agreed with the prospective tenant or occupier as a stipulation in favour of the SHOA, that such tenant or occupier shall in all ways be bound by the SHOA Estate Rules. The prospective tenant must sign a copy of the Estate Agent Agreement, a copy of which must also be provided to the SHOA prior to occupation by the said tenant. All tenants and occupiers must also receive a copy of the Estate Rules.

12. DAY VISITORS AREA

12.1 Right of Admission

12.1.1 The right of admission is strictly reserved. Entry to the Day Visitors Area (DVA) and the use of its facilities will take place in accordance with and subject to the following Rules:

- Visitors behaving in an unacceptable fashion will be requested to leave the DVA, and the person will forfeit any entrance fees
- Access to the use of any facilities on the premises take place at own risk, and the visitors indemnify the SHOA, Managing Agent, Management and/or any employee for any damage, loss or injury of any nature whatsoever that the visitor may suffer
- Swimming in the river is not allowed
- Day visitors are not allowed in the caravan park area
- No loud music is allowed
- No tents are allowed in the DVA
- No dogs or any other pets are allowed in the DVA
- No littering is allowed in the DVA
- No graffiti or slogans are allowed on any walls or structures
- The Management may limit the number of day visitors as they see fit

12.2 Operational Hours

To be determined annually by the SHOA.

12.3 Admission fees

To be determined annually by the SHOA.

12.4 Use of the Facilities

- The use of the swimming pool is at own risk
- No bottles or glass is allowed in the swimming pool
- No ball games are allowed in the swimming pool
- Only conventional bathing costumes are allowed in the swimming pool
- Adults are to take the necessary safety measures with toddlers and young children

- The use of the braai facilities is at own risk
- Fires may only be lit on the brick braai areas supplied
- No trees, bushes or logs on the property may be used for firewood
- Visitors are not allowed to remove any trees, plants or shrubs

13. ENFORCEMENT OF THE SHOA ESTATE RULES

13.1 Breach of Estate Rules

- 13.1.1** All Homeowners, residents, tenants, Contractors, workers and delivery personnel entering the Silwerstrand Golf & River Estate are to comply with the SHOA Estate Rules and obligated to cooperate with the SHOA, the Managing Agent, security personnel and/or any other designated employee in their effort to enforce security and the SHOA Rules and Guidelines.
- 13.1.2** In the event of any breach of the SHOA Rules and Guidelines by any resident, visitors or tenants, such breach shall be deemed to have been committed by the Owner themselves.
- 13.1.3** For purposes of the enforcement of the SHOA Estate Rules, the SHOA may take or cause to be taken such steps as they may consider necessary to remedy the breach of which an Owner and/or resident may be guilty, and the SHOA may take such action, including the appointment of such attorneys and legal counsel as they may deem fit, and enforce the provisions of the SHOA Estate Rules in a court of competent jurisdiction, as it may deem fit.
- 13.1.4** Notice of breach shall be given in writing by the SHOA to the Owner at the address given by the Owner, failing that, at the property of the Owner, and shall contain:
- the nature of the breach;
 - the time period, if applicable, in which the breach is to be remedied;
 - the fine which may be imposed by the SHOA on the Owner;
 - if applicable, the time, date and place of the breach;
 - if applicable, a digital photograph of the breach;
 - any other information the SHOA may deem applicable.
- 13.1.5** Where the SHOA levies a fine, the amount will be reflected on the levy invoice and will be deemed due at the end of the month in which the invoice is submitted.

13.2 Notices and Appeals

- 13.2.1** No Homeowner and/or resident may refuse receipt and/or delivery of any notices in terms of the SHOA Estate Rules. Refusal will result in the placement of the notice in the normal fashion, in attachment to the front door and/or gate of the property. Such services will be sufficient services of such notices.
- 13.2.2** In the event of appeals or contesting of the facts relating to any fine imposed or decision made may be dealt with at the first Board of Trustees meeting subsequent to receiving such written representation.

13.3 Complaints

- 13.3.1** In the event of complaints, the parties involved should attempt as far as possible to settle the matter between themselves, exercising due tolerance, reasonableness and consideration.
- 13.3.2** In the event of complaints not being resolved, a written submission has to be made to the SHOA by the parties involved by way of a written email submission.

13.4 Decisions and Arbitration

The SHOA Chairman may appoint a committee of 3 (three) SHOA Trustees and shall adjudicate upon the issue at such time and in such manner and according to such procedure as the SHOA Chairman may direct.

The decision of the committee shall be final and binding in respect of the resolution of the dispute and no further appeal is allowed thereafter.

14. CONTACT DETAILS

To facilitate communication between the SHOA and Members, the following channels are readily available:

E-mails can be addressed to:

- hoa@silwerstrand.co.za /
- generalmanager@silwerstrand.co.za /
- accounts@silwerstrand.co.za

The SHOA can be contacted on 023 008 8002

15. ADDENDUM 1: GENERATORS

Please take note of the following rules re generators on the Estate:

1. The SHOA is to approve each and every location prior to installation.
2. The location will be carefully considered and must ensure the least disturbance to the adjoining neighbour.
3. The unit is to be hidden from all public spaces i.e. from the golf course, street & parks.
4. If need be the unit is to be screened appropriately and such screening is to comply with the guidelines.

5. Installation of generators:

The installation of all portable generators shall be carried out by a fully qualified electrician and in accordance with the Electrical Contractors Association of South Africa (ECASA) document "GUIDELINES FOR THE SAFE USE OF PORTABLE GENERATORS ON UTILITIES' NETWORKS". The electrician is required to supply the building owner and/or contractor with a certificate confirming that the installation is safe and complies in all respects with the ECASA document referred to above. A copy of the electrician's certificate is to be deposited with the HOA by the building owner and/or contractor.

6. Existing Installations:

These rules are retrospective and apply to all existing installations. Building owners and/or contractors must have such installations inspected by a qualified electrician, remedial work carried out if required and certified by a qualified electrician. The HOA is to be supplied with a copy of the electrician's certificate.

7. Noise Emissions:

All portable generators in both new and existing installations shall have a maximum noise emission measured at a point 3 meters away from the generator in accordance with SANS10103, Table 2 - Acceptable rating levels for noise in districts. A copy of this document can be made available at the Estate Office. Noise level rated by the World Health Organisation shall be no greater than 55 - 60 dBA (decibels)

8. Maximum Specifications:

Exhausts must be fitted with filters/scrubbers with exhaust temperature standards not exceeding 545°C and exhaust gas flow 176L/s (373cfm). Coolant system maximum fan power 2kW. Emission levels maximum PM60mg/Nm³, CO 190mg/NM³, HC 150mg/Nm³.

16. ADDENDUM 2: SCHEDULE OF BREACHES

The following fines can be issued by the SHOA for contraventions of the rules set out above:

- A. R500.00
- B. R1000.00
- C. R2000.00
- D. R5000.00

The fines may be upgraded to a different Schedule fine for multiple contraventions if deemed necessary by the SHOA.