



HOMEOWNERS ASSOCIATION (HOA)

RULES AND REGULATIONS

Version 2

August 2025

1. INTRODUCTION

Robertson Lifestyle Estate has been designed to provide a comfortable and secure living environment and lifestyle for the residents. The intention of the HOA Rules and Regulations is that of protecting and enhancing this lifestyle and the environment. These Rules and Regulations are binding upon all Homeowners, Residents, Visitors, Estate Agents and Contractors, as are decisions taken by the Trustees in interpreting or enforcing these Rules and Regulations.

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 Rules and Regulations.

The Trustees of the HOA reserve the right to modify, amend, add to, or delete any of these Rules and Regulations from time to time.

This document should be read in conjunction with other documentation that includes inter alia the HOA Constitution, HOA Architectural Design Guideline and HOA Building Performance Agreement, including any amendments of the above documents or any other documentation as issued by the HOA Trustees from time to time.

2. CONSTRUCTION, ALTERATIONS AND ADDITIONS

Before any construction, alterations or additions can take place on any property inside the Estate, the owner has to apply for approval from the HOA. The procedure, specifications and guidelines are provided in the HOA Architectural Design Guideline and HOA Building Performance Agreement.

3. SECURITY

A central feature to the quality of life within the Robertson Lifestyle Estate is security. The Estate precinct is protected by 3 tiers of security --- access control, perimeter protection and a combination of alarm monitoring and regular patrols. In addition, Homeowners and residents are encouraged to subscribe to alarm monitoring and response.

An element of a secure lifestyle is that of prevention and deterrence. Residents are requested to familiarize themselves with the procedures, which have been developed to manage the influx of people and vehicles with the minimum disruption whilst at the same time protecting the residents.

Residents are reminded that they have the responsibility for the conduct of their visitors and for ensuring that they adhere to the security procedures.

The Driver of any vehicle entering the Estate will always assume full responsibility for his passengers in or on such vehicle.

The HOA will constantly evaluate the security systems and may from time to time implement better systems as become available and are warranted and affordable at the time. Such changes will be communicated timeously with the residents.

3.1 Right of Admission

The right of admission to the Robertson Lifestyle Estate shall be under the control of the HOA and its Security Service Provider that may on any reasonable grounds deny any person and/or vehicle access, or affect an arrest if deemed necessary.

3.2 Access Control

- 3.2.1 All vehicles entering and/or leaving the Robertson Lifestyle Estate shall stop at the stop line before the applicable boom gate as indicated by the signage.
- 3.2.2 Pedestrians may only use the Turnstile entrance at the main gate.
- 3.2.3 The entrance gates shall be treated as a security checkpoint and security protocol must be adhered to at all times.

- 3.2.4 In all cases entry and exit shall be one vehicle or one pedestrian at a time. No tailgating is allowed.
- 3.2.5 All movement through the gates is monitored and recorded by a high definition video camera system for reference if needed.
- 3.2.6 Persons not allowed to enter by way of biometric authentication or not having a valid invitation code or alternatively not authorized by a resident to be visited, will be denied entry into the Robertson Lifestyle Estate.

Breach: A breach by the responsible resident of any or multiples of the rules above will be fined the basic penalty fee by the HOA.

3.3 Residents

- 3.3.1 No resident shall do anything which is, or might be, prejudicial to the security of any other resident or his property or the Estate in general.
- 3.3.2 Residents are required to treat all Security officers in a respectful, co-operative and patient manner. No abuse, outburst or any form of strong verbal interaction towards Security officers will be tolerated.
- 3.3.3 No residents may issue instructions to Security personnel.
- 3.3.4 Residents and authorized Admin Personnel have to complete a registration process at the Security / Manager's Office at the main entrance gate to obtain access through facial recognition.
- 3.3.5 Residents have to invite Visitors through a specific installed cellphone application to allow their visitors access into the Estate. This cellphone application will only be activated on the cellphones of Residents and other authorized personnel deem fit to use it properly from a security point of view.

Breach: A breach by a resident of any or multiples of the rules above will be fined the basic penalty fee by the HOA.

3.4 Visitors

- 3.4.1 Invited Visitors in vehicles have to state an invitation code to Security at the visitor's entrance boom, provide their drivers licences as identification and allow their vehicle's license discs to be scanned before entry will be allowed. On exit their vehicle's license disks only will be scanned to allow exit.
- 3.4.2 Uninvited Visitors / Delivery persons / Agents (who do not have an invitation code) have to state their destination, reason for needing access and supply the name of the person (Resident) they are visiting. Security will call the person to be visited (or the Estate Manager alternatively) to obtain authorization for the Visitor to be allowed to enter. An Identification document must be shown at entry and exit.
- 3.4.3 Security in certain cases may require a Resident to come fetch an Uninvited Visitor on the outside at the main gate and to drop the Visitor off outside the same gate after the visit.
- 3.4.4 Visitors will at all times comply with instructions of the Security personnel.
- 3.4.5 Visitors will at all times adhere to the Rules and Regulations of the HOA.
- 3.4.6 Security may refuse access to any Visitor under the influence of alcohol or drugs.

Breach: A visitor to a resident who has acted in breach of any or multiples of the rules above will result in the resident being fined the basic penalty fee by the HOA.

3.5 Domestic Workers, Gardeners and Labourers

- 3.5.1 All domestic workers, gardeners and labourers on foot must use the Turnstile on entry and exit.
- 3.5.2 Domestic workers, gardeners and labourers may be allowed through facial recognition after having completed the prescribed registration process at the Manager's Office at the main entrance gate.
- 3.5.3 Residents employing domestic workers, gardeners, or labourers must provide adequate toilet facilities for them.
- 3.5.4 Residents are obliged to ensure their domestic workers, gardeners and labourers are aware of and comply with all provisions, rules and regulations.

Breach: Domestic workers, gardeners and labourers of a resident who have acted in breach of any or multiples of the rules above will result in the resident being fined the basic penalty fee by the HOA.

3.6 Contractors / Agents / Inspection Personnel / Admin Personnel

These group of persons, in certain cases with merit according to the discretion of the Estate Manager, may apply for this functionality by completing a registration process at the Security / Manager's Office at the main entrance gate to obtain access through facial recognition.

3.7 House Alarms and Armed Response

Residents are encouraged to use the HOA's appointed Security Company for additional security measurements in the form of house alarms and armed response.

Breach: A faulty alarm causing inconvenience to other residents will result in the HOA issuing an instruction to the Service Provider to gain access to the property and repair same at cost to the Homeowner.

3.8 Patrols

Regular patrols, whether on foot, by bicycle or by vehicle, will be made through the Estate after hours.

4. DISTURBANCES

- 4.1 Any conduct which disturbs or tends to disturb the peace and tranquility of the Robertson Lifestyle Estate and residents is not permitted.
- 4.2 Excessive and unnecessary noise by vehicles, appliances, tools, pets and/or excessive noise by individuals as determined by the Trustees in their sole and unfettered discretion from time to time as well as other sources attributable to a resident constitutes a disturbance of the peace in terms of these Rules and Regulations.
- 4.3 No washing on washing lines on any erf shall be visible from the ground level of any other erf or common area.

Breach: A resident or visitor who has acted in breach of any or multiples of the rules above will result in the resident being fined the basic penalty fee by the HOA.

5. USE OF THE STREETS

- 5.1 Ownership of all the roads within the Robertson Lifestyle Estate resides with the HOA. The movement and control of traffic and pedestrians is subject to these Rules and Regulations and such further directives as may be made by the HOA Trustees.
- 5.2 No person shall drive any vehicle on any road within the Robertson Lifestyle Estate precinct in excess of 30 km/h, or in such a manner as to constitute a danger or nuisance to any other person, animal or property.
- 5.3 No person shall operate any vehicle, including a golf cart at any place within the Robertson Lifestyle Estate unless the holder of a valid current driver's licence issued under the provisions of the Road Traffic Act No. 29 of 1989 (as amended).
- 5.4 The HOA may, if it considers it necessary or desirable to do so, impose a speed limit lower than that referred to 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.
- 5.5 The use of quad bikes, scramblers or any vehicle with noisy exhaust systems and/or un-roadworthy vehicles is prohibited anywhere within the Robertson Lifestyle Estate.
- 5.6 No person shall drive any vehicle at any place within the Robertson Lifestyle Estate except upon the tarred or brick paved roads and upon any driveway within any Erf, or golf carts within the additional designated areas.
- 5.7 No persons shall drive any vehicle at any place within the Robertson Lifestyle Estate while under the influence of alcohol or drugs which may impede his ability to control such vehicle.
- 5.8 The HOA 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 Rules and Regulations.
- 5.9 Right of way within the Robertson Lifestyle Estate shall be given to pedestrians, golf carts, wheelchairs, shop-riders and cyclists.
- 5.10 All trailers, boats, campervans and caravans must be stored within the boundaries of an Erf and only on a temporary basis unless they are screened from public view. The above vehicles may not be stored on any vacant stand, in the roads or within common areas.

Breach: The Board of Trustees reserve the right to tow away any vehicle found parked illegally. The owner will be fined the basic penalty fee and will be charged for the removal and storage of the vehicle until the fine is paid.

6. COMMON AREAS AND ENVIRONMENTAL ASPECTS

- 6.1 The HOA shall be entitled to control all aspects of the environment within the Robertson Lifestyle Estate.
- 6.2 No person shall do anything or omit to do anything that may, in the opinion of the HOA, 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.
- 6.3 Camping is prohibited. Fires may not be lit on or about the common areas, without permission from the HOA. 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.
- 6.4 No person shall discharge any firearm, air rifle, crossbow or similar weapon or device within the Robertson Lifestyle Estate as defined in the Arms and Ammunition Act No. 75 of 1969 or any dangerous weapon of the Dangerous Weapons Act No. 71 of 1988 other than in self defense. Hunting, disturbance, harming and trapping of any wild or domestic animal in any manner are strictly prohibited.
- 6.5 Fireworks are strictly prohibited within the Robertson Lifestyle Estate.

- 6.6 Fishing may not take part in any form within the water features.
- 6.7 Wading or swimming is not allowed in any of the water features.
- 6.8 No person shall anywhere within the Robertson Lifestyle Estate disturb, damage, destroy or collect any plant material from common areas without consent of the Estate Manager.
- 6.9 No person shall discard any litter or any item of any nature whatsoever at any place in the Robertson Lifestyle Estate except in such receptacles as provided and in such places as may be set aside for such purpose and designated as such by the HOA.
- 6.10 The HOA 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 Member at cost to the Member.

Breach: A resident who has acted in breach of any or multiples of the rules above will result in the resident being fined the basic penalty fee by the HOA per offence.

7. DOMESTIC ANIMALS

- 7.1 Domestic animals posing no danger may be kept which shall be limited to 2 (two) animals per Erf.
- 7.2 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.
- 7.3 It is required that all domestic animals (cats & dogs) be spayed or neutered.
- 7.4 All domestic cats are to have a working bell fitted to their collars.
- 7.5 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 any property or otherwise damages any property, the pet owner shall be required to repair the damage.
- 7.6 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.
- 7.7 The HOA 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 Robertson Lifestyle Estate.
- 7.8 No pet shall be left unattended inside a property for a period of more than 24 hours.
- 7.9 The Local Authority by-laws relating to pets will be strictly enforced. Any animal found to be tortured, under-nourished or abused will be removed and the owner reported to the relevant authority.
- 7.10 No slaughtering of any animal will be permitted within the Robertson Lifestyle Estate.

Breach: A resident who has acted in breach of any or multiples of the rules above will result in the resident being fined the basic penalty fee by the HOA per offence.

8. DOMESTIC REFUSE

- 8.1 Each household will receive a packet of black and transparent bags respectively from time to time, delivered to the property on the side facing the street. If these are insufficient, residents should buy their own bags as needed.
- 8.2 In order to assist with recycling, residents are requested to split their refuse as follows:

- 8.2.1 Recyclable material (paper / plastic / carton / foil / glass / tin / etc) to be placed in a clear (transparent) plastic bag.
- 8.2.2 Garden refuse that fits into a bag can be placed in a green bag.
- 8.2.3 All remaining refuse to be placed in the normal black bag.
- 8.3 The Municipality removes domestic refuse on Thursday around noon. The Estate worker team will collect residents' bags from 09h00 the same day to store on a dedicated site inside the Estate for the Municipality to load and remove.
- 8.4 Residents may only place the bags on the verge on the morning of collection. Please see to it that the bags are neat and intact so as not to create an unsightly or environmentally unfriendly situation.
- 8.5 Black bins shall not be kept in such a place on the property so as to be visible from the common roads and / or areas.
- 8.6 No resident may dispose of any refuse, rubble and / or excess of any kind on any vacant Erf or common areas.
- 8.7 Big garden refuse such as cut branches, as well as stone, soil, cement or building rubble, will not be removed by the Estate team. Residents shall make their own arrangements to remove garden refuse from the premises.
- 8.8 Any item or refuse of such a nature that cannot be removed by the Estate team must be removed by the resident on the same day, failing to do so the HOA will arrange for a waste collection contractor at cost to the resident.

Breach: A resident who has acted in breach of any or multiples of the rules above will result in the resident being fined the basic penalty fee by the HOA per offence.

9. LANDSCAPING AND MAINTENANCE OF VERGES

- 9.1 As per clause 11 of the HOA Constitution, a 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 HOA on their verges.

Breach: (i) Any Homeowner who after due notice has been given by the HOA who fails to remedy such fault or omission fails to rectify such fault or remedy the same, shall be liable to pay any costs incurred by the HOA in rectifying, repairing or remedying such fault or omission. In giving effect to this rule the Homeowner may not refuse the HOA and its appointed agent entry to the property for the purposes of carrying out the provisions hereof.

(ii) A resident who has acted in breach of any or multiples of the rules above will result in the resident being fined the basic penalty fee by the HOA per offence.

- 9.2 The Estate Workers will be responsible for maintaining and irrigating the part of any private garden directly bordering a green strip, and / or as otherwise agreed with the Resident.

10. WORKING HOURS AND QUIET HOURS

- 10.1 Any work performed anywhere within the Estate is restricted to the following hours:

Monday – Friday	07h30 – 17h00 (Estate to be vacated by 17h30)
Saturday	08h00 – 13h30 (Estate to be vacated by 14h00)
Sunday	No work is permitted
Public Holiday	No work is permitted

Any deviation on the above must be sanctioned by the HOA.

10.2 Every resident within the Estate must observe the “quiet hours” curfew as follows:

Monday – Thursday	22h00 - 07h00 the following day
Friday	23h00 - 07h00 the following day
Saturday	23h00 - 08h00 the Sunday morning
Sunday	20h00 - 07h00 the Monday morning
Public Holiday	23h00 - 07h00 the following day; - 08h00 if a Sunday

Exceptions to the above: Life and/or property threatening emergencies.

Breach: A resident who has acted in breach of any or multiples of the rules above will result in the resident being fined the basic penalty fee by the HOA per offence.

10.3 Enforcement of Quiet Hours

- 10.3.1 If residents / visitors / guests cause a disturbance during the “quiet hours” an affected person (i.e. a neighbour) can then phone the 24 Hour Security Control room. A Security response officer will be dispatched to perform a visit to the house in question and assess whether the complaint is valid.
- 10.3.2 If so, Security will request the guest or resident to please refrain from the complained about conduct, and they will also get the guest or resident to sign an acknowledgement on an incident report that they have been cautioned by Security, setting out details including the time and the nature of the complaint. Should the guest or resident be unwilling to sign such acknowledgment, the Security personnel will be allowed to substitute it with a declaration that they have verbally cautioned the guest / resident. The cost of the call out of the reaction Security officer will be for the homeowner and will be added to their levy statement should the complaint prove to be valid.
- 10.3.3 If, after this initial caution, another complaint is received that the misconduct in question is still continuing, the Security response officer will perform another visit and assess whether the second complaint is valid. If so, they will again request the guest / resident to refrain from the complaint about conduct, and inform them that the Estate Manager is being contacted. They will record the time of the second complaint on the same incident report completed for the first complaint, and immediately phone the Estate Manager and inform that person that two complaints have been received. The cost of the callout of the Security reaction officer will be for the homeowner and will be added to their levy statement.
- 10.3.4 Depending on the nature of the complaint and the conduct, the Security personnel will exercise their discretion as to any further action to be taken, including the option of summoning the SAPS and / or the Estate Manager.
- 10.3.5 The incident report detailing the nature and times of the two complaints will then be forwarded to the Estate Manager, and the HOA Board of Trustees will then institute the laid down disciplinary procedures and may proceed to fine the homeowner in question as per the process provided in these HOA Rules and Regulations.

10.4 Disciplinary Procedures

- 10.4.1 A first written warning is issued by the HOA Board of Trustees including details of the complaint (what / where / by whom / time, etc) and reasons for why the breach was found to be valid. A fine of *the basic penalty fee* will be imposed.
- 10.4.2 If no similar breach occurs within the subsequent 3 months, the first written warning is discarded.
- 10.4.3 If a similar breach reoccurs within 3 months, a second written warning and a fine of *double the basic penalty fee* is issued by the HOA Board of Trustees including details of the complaint (what / where / by whom / time, etc) and reasons for why the breach was found to be valid.

- 10.4.4 If no similar breach occurs within the subsequent 6 months, the first and second written warning is discarded.
- 10.4.5 If a similar breach occurs within 6 months from the second written warning HOA Board of Trustees will institute a disciplinary hearing with the owner and appropriate action will be taken.
- 10.4.6 If the property was used for Guest Accommodation or Rental the Board may decide to withdraw permission to operate such Accommodation.
- 10.4.7 If permission is withdrawn to operate Guest or Rental Accommodation it can only be reviewed by the HOA Board of Trustees after a period of 12 months or should ownership of said property change.
- 10.4.8 Should a neighbour summon security repeatedly for an alleged disturbance, but after proper investigation this was found to be untrue or malicious in its intent, the cost of the callout of the reaction officer will be for the complainant and will be added to their levy statement. If it is found that a neighbour repeatedly reports false disturbances a fine of *the basic penalty fee* may be issued by the HOA Board of Trustees.

11. WATER

- 11.1 The HOA 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.
- 11.2 Upon a completed Building Performance Agreement signed with the HOA, a water meter will be supplied to measure the water consumption per unit.
- 11.3 The Estate Manager will read all water meters monthly to calculate the use, which will be forwarded to the Estate Administrator for billing purposes.
- 11.4 The collection of rainwater is permitted, provided that the design of such collection method complies with the Architectural Design Guidelines of the HOA.
- 11.5 Any leakage near a property on common areas (road, verge, green strip) must immediately be reported to the Estate Manager.

12. LETTING

- 12.1 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 HOA, that such tenant or occupier shall in all ways be bound by the HOA Rules and Regulations, and that the prospective tenant or occupier has signed a copy of the Letting / Rental Notice and provided a copy thereof to the HOA prior to occupation by the said tenant or occupier.
- 12.2 For the sake of access into the Estate on first arrival, the tenant(s) have to arrange for this with the Estate Manager at least 24 hours in advance.
- 12.3 Further access procedure will be as for Residents above.
- 12.4 The Letting / Rental Notice form can be obtained from the Estate Manager or Estate Sales Agent.

13. ENFORCEMENT OF THESE RULES AND REGULATIONS

13.1 Breach of Rules and Regulations

- 13.1.1 All persons (Homeowners, Residents, Tenants, Visitors, Contractors, Workers, Delivery personnel, Agents, Inspection personnel, etc) entering the Robertson Lifestyle Estate are to comply with the HOA Rules and Regulations and obligated to co-operate with the HOA, the Estate Manager, Security personnel and / or any other designated employee in their effort to enforce security and the HOA Rules and Guidelines.

- 13.1.2 In the event of any breach of the HOA Rules and Guidelines by any resident, visitors or tenants, such breach shall be deemed to have been committed by the Member (Homeowner) themselves.
- 13.1.3 For purposes of the enforcement of the HOA Rules and Regulations, the HOA Trustees may take or cause to be taken such steps as they may consider necessary to remedy the breach of which a Member (Homeowner) as above may be guilty, and the HOA may take such action, including the appointment of such attorneys and legal counsel as they may deem fit, and enforce the provisions of the HOA Rules and Regulations in a court of competent jurisdiction, as it may deem fit.
- 13.1.4 Notice of breach shall be given in writing by the HOA to the Member at the address given by the Member, failing that, at the property of the Member, 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 HOA on the Member;
 - if applicable, the time, date and place of the breach;
 - if applicable, a digital photograph of the breach;
 - any other information the HOA may deem applicable.
- 13.1.5 Where the HOA 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.
- 13.1.6 ***The Basic Penalty Fee referred to in this document will be an amount equal to the current Estate Levy for residents at any time.***

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 HOA Rules and Regulations. 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 action 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 request.

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 by the parties involved to the HOA.

13.4 Decisions and Arbitration

- 13.4.1 The HOA Chairman may appoint a committee of 3 (three) HOA Trustees and shall adjudicate upon the issue at such time and in such manner and according to such procedure as the HOA Chairman may direct.
- 13.4.2 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. GENERATORS FOR HOME USE

- 14.1 The HOA is to approve each and every location prior to installation.

- 14.2 The location will be carefully considered and must ensure the least disturbance to the adjoining neighbour.
- 14.3 The unit is to be hidden from all common areas like streets & green strips.
- 14.4 If need be the unit is to be screened appropriately and such screening is to comply with the Architectural Design Guidelines.
- 14.5 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 homeowner 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 homeowner.
- 14.6 These rules are retrospective and apply to all existing installations. Homeowners 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.
- 14.7 All portable generators in both new and existing installations shall have a maximum noise emission in accordance with SANS10103, Table 2.

15. SOLAR AND UPS ELECTRICITY SYSTEMS

- 15.1 The installation of any solar or UPS system shall be done by a qualified technician only.
- 15.2 The technician must arrange for authorization by the Local Authority before and after installation.
- 15.3 The applicable electrical Certificate of Conformance must be issued and be kept available by the Homeowner.
- 15.4 All solar panels must be installed on existing roofs --- no free standing or protruding structures are allowed.
- 15.5 No selling back of electricity into the local grid is allowed as the Estate is supplied in bulk by the Municipality.
- 15.6 The existing prepaid electricity must be kept active to serve as back-up.

16. HOA CONTACT DETAILS

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

- Email manager@robertsonlandgoed.co.za
- Cellphone That of the Estate Manager as applicable from time to time.
- Address 12 Johan de Jong Drive, Robertson, 6705

17. AUTHORIZATION

Signed at Robertson on **27 August 2025** .

JF van Zyl

DEVELOPER

JD Smit

RLE HOA CHAIRPERSON