



GALAHAD ESTATE

GALAHAD ESTATE HOME OWNERS ASSOCIATION

CONDUCT RULES – AS REVISED JULY 2018

INTRODUCTION

Owners and Occupiers of units at Galahad Estate enjoy a unique lifestyle.

To assist both new and existing residents to appreciate and enjoy the lifestyle that the complex offers, and to encourage everyone to respect the interests and welfare of all who live here, certain rules are necessary.

These Galahad Estate Conduct Rules (“the rules”) are for the protection and reinforcement of this lifestyle and your capital investment.

1. LEGAL STATUS

- 1.1. The rules have been established by the Trustees in terms of the Constitution of the Galahad Estate Homeowners Association (“GEHOA”).
- 1.2. All Owners and Occupiers are obligated to comply with the Galahad Estate rules.
- 1.3. The registered Owner or Occupier of every property at Galahad Estate (“the owner”) is responsible for ensuring that all members of his/her family, tenants, visitors, employees, contractors, contractors’ subcontractors, and delivery persons, also comply with the Galahad Estate rules.

2. GENERAL CONDUCT

- 2.1. In order to preserve and enhance the residential amenity and lifestyle of Galahad Estate, all Owners and Occupiers shall at all times:
 - 2.1.1. behave and conduct themselves in a considerate, reasonable and civilised manner, and shall, in particular, avoid acts or expressions of intimidation and discrimination, and avoid causing inconvenience or nuisance to other Owners and Occupiers; and
 - 2.1.2. consider the rights and privileges of other Owners and Occupiers; and

- 2.1.3. have a basic understanding of those sections of the Constitution of the Association that will lead to a harmonious co-existence with one another; and
- 2.1.4. ensure that high standards of security, safety and housekeeping are achieved, which will preserve and enhance the value of our properties.

3. SAFETY AND SECURITY

- 3.1. Security is an important feature at Galahad Estate and Owners and Occupiers and their guests must at all times assist and comply with the security systems and procedures implemented at Galahad Estate, particularly with regard to access control.
- 3.2. All Owners or Occupiers are encouraged to have at least one light in the front of their house switched on from sunset to sunrise every day to ensure the complex is well lit for security purposes.
- 3.3. The following rules apply to access procedures:
 - 3.3.1. Only residents of Galahad Estate are permitted to have their mobile phones and/or remote control transmitters authorised for access to/from the estate unless prior arrangement is made with the trustees;
 - 3.3.2. In the interests of safety and communal security, no resident is permitted to open either the entrance or exit gates unless it is in their immediate proximity;
 - 3.3.3. No tailgating is permitted at the entrance gate, and to guard against unauthorised access and/or intrusion to the estate, all residents are to ensure that gates close before proceeding on their way;
 - 3.3.4. In the interests of communal security, visitors, employees, contractors, contractors' subcontractors, and delivery persons should not be given access to the complex other than by way of the Owner or Occupier granting them access;
 - 3.3.5. Owners or Occupiers must take full responsibility for their domestic workers, and such persons should make use of the pedestrian gate for accessing the complex.
- 3.4. Vehicles are the responsibility of their respective owners.
- 3.5. The electric fence above the entirety of the perimeter wall should be regarded as live at all times. Do not touch the wiring, as, although it is non-lethal, it will give a nasty shock and result in an unnecessary call out from the appointed security company responsible for its 24-hour monitoring.
- 3.6. Anyone found tampering with any of the below-mentioned security systems or devices, will be held responsible for the cost of any damage incurred:

- 3.6.1. It is the responsibility of the Owner or Occupier to ensure that all vegetation (e.g. plants, shrubs, vines, creepers, hedges, trees, etc.) are clear of the electric fence. Aside from potentially causing damage, vegetation may render the fence ineffective and thus puts all residents at risk.
- 3.6.2. Do not forcibly open, or tamper with, the entrance, exit or pedestrian gates, or any of their related systems. For your safety and that of all residents, be vigilant of any unauthorised persons and/or vehicles loitering around the gates, and always ensure the closure of gates after entry or exit.
- 3.6.3. Street lighting within the complex is strategically placed and should not be tampered with or obstructed in any way.
- 3.6.4. Under no circumstances may firefighting equipment (e.g. fire hydrants, fire extinguishers, etc.) within the complex be tampered with or obstructed in any way.
- 3.7. In the event that a security camera system is installed on the common property, and becomes operational, notice is hereby given that the recorded images are for the purpose of crime prevention with due regard to the privacy of all residents.
- 3.8. No hawkers, beggars, job seekers or similar persons are permitted to enter the complex.

4. ROADS AND TRAFFIC

- 4.1. Extreme care should be taken by drivers to ensure the safety of all users. Pedestrians crossing the streets have the right of way and drivers should approach these with caution. All intersections are to be regarded as being controlled by yield signs.
- 4.2. Road signs shall at all times be strictly observed by motorists, pedestrians and cyclists.
- 4.3. The speed limit is 10 km/h, and vehicles should be driven in a safe manner at all times and with due regard to other users/pedestrians and Owners or Occupiers. The appropriate regulations of the Provincial Road Traffic Ordinance shall apply.
- 4.4. Drivers of any motorised vehicles, petrol scooters, and motorbikes must comply with Provincial Road Traffic Ordinance rules. For example, no unlicensed vehicles are permitted to be driven in the complex, only licenced drivers are permitted to drive in Galahad Estate, no motorbikes or scooters may be driven without helmets in Galahad Estate, etc.
- 4.5. To avoid any potential damage to vehicles or resultant injury, drivers should note that speed bumps have been installed within the complex.
- 4.6. Children must be warned to observe road rules.

5. VEHICLES

- 5.1. Owners or Occupiers must ensure that their vehicles and the vehicles of their visitors do not drip oil or brake fluid on the common property or in any way damage the common property (including the gate). The cost of cleaning and/or repairing the common property will be charged to the Owner's account.
- 5.2. Any curbs and/or road surfaces that require cleaning and/or repairs as a result of an Owner's negligence will be charged to the Owner's account.
- 5.3. The Trustees may at their discretion, request the towing or removal of any vehicle deemed to be standing abandoned on the common property, without the Owner's consent.
- 5.4. No Owner or Occupier may dismantle or effect major repairs to any vehicle on driveways, the road or on any portion of the common property, except for emergency repairs only.
- 5.5. Only vehicles owned by Owners or Occupiers may be washed on the common property.
- 5.6. No Trucks and Delivery Vehicles in excess of 5000 kilograms are permitted to enter Galahad Estate as the roadways are not designed for such heavy loads. Due to the turning constraint at the entrance and exit gates, large articulated Trucks and Delivery vehicles are not permitted to enter the complex without prior discretionary approval by the trustees. Trucks and Delivery Vehicles may not park on verges and lawns and should not be obstructive to other home Owners or Occupiers. Any damage caused by any of the above-mentioned vehicles will result in the Owner being held responsible for immediate repairs at the Owner's expense.
- 5.7. Revving of motorbikes, cars or other engines should be restricted to the absolute minimum.
- 5.8. No hooting is allowed at the gates.

6. PARKING

- 6.1. Parking of vehicles by Owners or Occupiers should be as arranged for in the complex house designs. Owner or Occupier's cars should generally be parked in their garages, and visitors' cars should be confined to an Owner's driveway, and should not obstruct road traffic or protrude over the end of the driveway, or in a manner that obstructs the flow of traffic, i.e. roadways, obstructing entry/exit of other Owners or Occupiers, or park on grass verges or obstruct fire hydrants. If sufficient parking space is not available in designated areas at units or visitors' bays, it is suggested that visitors park outside the complex.
- 6.2. No vehicle is permitted to park on any grass verges, as this causes erosion and damage to the irrigation system and/or curb stones.

- 6.3. The designated visitors' parking bays are reserved for use by bona fide visitors and strictly may not be used by residents for parking or for storage of vehicles, boats, trailers or other items.
- 6.4. Anyone parked in a visitors' parking bay for lengthy periods of time may be fined at the discretion of the trustees.

7. BUILDING, ARCHITECTURAL AND DESIGN REQUIREMENTS

- 7.1. The following is aimed at preventing deviations from the overall design manual, and to maintain the existing ambience of the complex (refer to Annexure hereto, for efficient handling of plans).
- 7.2. No Owner or Occupier may, without the prior written approval of the Trustees, RAMPOA, Council and Neighbours:
 - 7.2.1. construct, alter, build or in any way erect any new buildings, structures of any form and nature whatsoever (including swimming pools, awnings, driveways, paving, etc.), before submitting properly drafted professional plans, together with a written motivation for approval;
 - 7.2.2. make any changes to the external colour scheme of the unit or boundary walls without written approval from the Trustees;
 - 7.2.3. Ensure that when planning to brick pave your yard, the colour scheme of the bricks is in uniformity with that of the Complex.
- 7.3. It is the prerogative of the Trustees of the HOA, that they are empowered to act as follows:
 - 7.3.1. enforce any condition in order to harmonise the architectural style and design criteria of materials and colours to be used in all building or structures erected;
 - 7.3.2. appoint such advisors as may be necessary to scrutinise any proposed plans;
 - 7.3.3. impose a scrutiny fee, payable by the Owner or Occupier, to cover the costs of the services mentioned in paragraph 7.1 hereinabove;
 - 7.3.4. pay to the HOA a building deposit in an amount to be determined from time to time by the Trustees. The aforesaid building deposit will be deposited in an interest-bearing trust account at the Managing Agents, for the benefit of the Owner or Occupier;
 - 7.3.5. on completion of the building work, the Trustees shall, if they are satisfied that no damage has been effected to the landscaped area or common property, refund the building deposit to the Owner or Occupier;

- 7.3.6. in the event that the landscaped area and/or common area have been damaged as a result of aforementioned building work, the Owner or Occupier shall have 15 (fifteen) days from the date of notice by the Trustees to remedy the damage. Should the Owner or Occupier fail to remedy the damage to the satisfaction of the Trustees, the Trustees shall be entitled to call upon an independent contractor to repair such damage at the costs of the Owner or Occupier;
- 7.3.7. should the costs of the repair and as referred to in paragraph 7.3.4 hereinabove, not be covered by the building deposit paid by the Owner or Occupier, the shortfall will immediately become due and payable by the Owner or Occupier to the Trustees/Managing Agent.
- 7.4. Providing the foregoing shall not be interpreted as detracting from the sole and final responsibility of the Council to approve or reject building plans.

8. APPEARANCE OF PROPERTIES

- 8.1. Any changes to the outside of the house should first be cleared by written consent from the Trustees, and the formal approval obtained from Neighbours, RAMPOA and City of Cape Town.
- 8.2. The storage of materials, wendy-houses, tool sheds, boats, windsurfers, and trailers, caravans, building materials, bird aviaries, motorcycles, inflatable pools and any other unsightly objects are not permitted in gardens, driveways and common property. In particular, but without limiting the generality of the aforementioned, an Owner shall not hang any washing or laundry or any other items that are visible from the road or over any boundary fence, nor should it be visible from the common area.
- 8.3. An Owner or Occupier shall not place on any part of the common areas any storage materials that in the discretion of the Trustees, is aesthetically displeasing.
- 8.4. Fixtures and fittings and other items such as wash lines, air-conditioning ducts and units, swimming pool pumps, satellite dishes, solar panels, evaporative cooling radiators, kennels, etc. should be sited as discretely and out of view as possible. No basketball nets are to be affixed to the front facade of a property.

9. MAINTENANCE OF PROPERTIES

- 9.1. An Owner or Occupier shall be obliged to maintain all existing building work and approved alterations, additions and/or decorations in a state of good order, and take all reasonable steps to keep it clean, hygienic, and in a neat and attractive state.

- 9.2. An Owner or Occupier must maintain all aspects of the exterior of his/her house, fencing, pools, paving, roofs, paintwork and gardens etc., to a suitable level of upkeep, neatness and tidiness to the satisfaction of the HOA. The Trustees will carry out maintenance checks from time to time and notify Owners of required maintenance.

10. MAINTENANCE OF GARDENS

- 10.1. A garden and landscaping company has been employed to cut, trim, weed and maintain the common area gardens and external perimeter areas.
- 10.2. Owners and Occupiers are responsible for the upkeep of their unit's garden. At all times shall Owners and Occupiers be obliged to maintain a neat and tidy garden, including but not limited to, trimming of grass lawns, hedges, branches, keeping driveways, pebble and stone covered areas and brick paved areas free of weeds, to the satisfaction of the HOA. The Trustees will carry out maintenance checks from time to time and notify Owners of required maintenance.
- 10.3. The Royal Ascot Environmental Management Committee has published a recommended plant list for the area, and Owners and Occupiers are urged to consult the Operational Environmental Management Plan for details of these indigenous and/or water-wise species when planting.

11. SWIMMING POOLS

- 11.1. In terms of SANS 10400-D, the following requirements must be met:

4.4.1 A wall or fence shall be provided by the owner of a site which contains a swimming pool or a swimming bath to ensure that no person can have access to such pool or bath from any street or public place or any adjoining site other than through (see figure 2)

a) a self-closing and self-latching gate with provision for locking in such wall or fence, or

b) a building where such building forms part of such wall or fence.

4.4.3 Such wall or fence and any such gate therein shall be not less than 1,2 m high measured from the ground level, and shall not contain any opening that will permit the passage of a 100 mm diameter ball.

4.4.4 The constructional requirements of any steel fence or gate shall comply with the requirements in SANS 1390.

- 11.2. Plans for swimming pools must be submitted and approved by the GEHOA and Council, as per any other external building works, before work may commence. (refer to Annexure hereto, for efficient handling of plans.)

- 11.3. For the protection of children from the hazards of swimming pools, further to SANS 10400-D, Owners are encouraged to implement the additional safety measures recommended in SANS 10134, including the use of pool covers, safety nets, etc.
- 11.4. Swimming pool water must be discharged into the sewer drain, and not into any stormwater pipe or drain. Care must be taken to ensure that such discharge does not negatively impact on the surrounding vegetation.

12. INSURANCE

- 12.1. In the interests of all Owners, each Owner is required to carry sufficient buildings insurance cover for his/her house so that any major mishap can be repaired and made good.
- 12.2. The Home Owners Association has no responsibility whatsoever for the insurance of the contents or structure of any particular house, which is the sole responsibility of the Owner or Occupier. The Owner or Occupier shall not do or permit anything to be done on his/her property or on the common property, which will or may increase the rate of the premium payable by the Association on any insurance policy, or which may tend to vitiate any such insurance policy.

13. ANIMALS AND PETS

- 13.1. Owners and Occupiers may keep animals permissible under Municipal Health Policies and in accordance with the City of Cape Town's Animal By-laws.
- 13.2. Every cat and dog should wear a tag with its Owner's name and contact details.
- 13.3. When entering common areas (e.g. roads, entrance gate, fountain area, etc.), pets must be on a controlled leash, and must not harass or be allowed to harass other persons or other pets, and must not foul any property.
- 13.4. Dog excrement must be immediately removed by the persons minding the dog.
- 13.5. At all times, and particularly at night, animals must not create a disturbance, and should not be left unattended.
- 13.6. All animals must be under control and should not be a disturbance to residents. While reasonable sound levels are acceptable, incessant loud and/or continuous barking is not acceptable.
- 13.7. In view of neighbour proximity and open gardens, cats and dogs need to be strictly controlled by Owners, both on and off their property. Cats should wear a bell if allowed to roam freely.

13.8. In terms of the City of Cape Town's Animal By-law of 2010, residents are required to register their pets. See <https://www.capetown.gov.za/City-Connect/Register/Pets-and-animals>

14. NEIGHBOUR RELATIONS

14.1. The reduction of noise, especially in this closed environment, is an important criterion for all residents.

14.2. The volume of TV, music, radios, social gatherings, children, pets and power tools, etc. must be moderated in consideration of other Owners. It must also be understood that the GEHOA and its Trustees, are not responsible for "instant policing" of such problems. It is suggested that neighbours are notified of imminent parties or social activities and that all Owners or Occupiers conform to moderate restraints.

14.3. No Owner or Occupier shall permit any activities in a unit or on common property which constitutes a nuisance or an unreasonable invasion of the privacy of the other occupiers of units, or permit or make any disturbance or allow their children, guests, or other persons for whom they are responsible, to make any disturbance or noise, which in the opinion of the Trustees, in their sole and absolute discretion, would constitute an invasion of the Right of Privacy of the other Owners and Occupiers.

15. USE OF COMPLEX AND COMMON PROPERTY

15.1. An Owner or Occupier may not mark, paint, drive nails or screws or the like into, or otherwise damage, or alter any part of the common property, without first obtaining the written consent of the Trustees.

15.2. Any large gathering on the common area should have written consent from the Trustees.

15.3. No Owner or Occupier may:

15.3.1. without the express written consent of the Trustees, use the complex for any purpose other than residential purposes;

15.3.2. place or display any object, sign, notice, billboard or advertisement on the common property or unit, so as to be visible from outside the complex;

15.3.3. remove any shrub, tree or plant on or in the common property;

15.3.4. erect his/her own washing lines, nor hang any washing or other items on any part of any unit or driveway, or the common property, so as to be visible from the outside of the complex, or from any other unit and/or common property;

15.3.5. deposit or throw on the common property, or adjoining properties, any rubbish or litter.

- 15.4. The common area wellpoint pump or pumps may, within reason and in accordance with any and all guidelines issued by the Association, and municipal by-laws in effect at the time, be utilised to fill buckets and/or other carrying containers, by Owners and Occupiers. For any other usage, the Owner or Occupier should first obtain the written consent of the Trustees.
- 15.5. An Owner or Occupier may not tamper with the common area wellpoint pump or any part or function of the common area irrigation system, including the municipal water supply.
- 15.6. An Owner or Occupier should regularly empty his/her letterbox. This is to prevent damage to the letterbox, inconvenience caused to Owners of adjoining letterboxes and unnecessary litter and/or untidiness in or around the complex. A damaged letterbox requiring repairs (e.g. lock mechanism, hinges, etc.) as a result of an Owner's negligence, as deemed by the Trustees, will be charged to the Owner's account.

16. USE OF UNITS

- 16.1. Except with the express written permission of the Trustees, no Owner shall use or permit their unit to be used for any purpose other than residential.

17. BUSINESS ACTIVITY

- 17.1. No business activity or even hobby, which causes aggravation or nuisance to other Owners or Occupiers, may be conducted at Galahad Estate.
- 17.2. No business activity that involves manual labour and machinery (electrical machinery, lathes, power tools and handheld tools etc.) may be conducted at Galahad Estate.
- 17.3. Acceptable business activities must be confined to regular business hours, that is between 09h00 and 17h00.

18. REFUSE, RECYCLING AND WASTE DISPOSAL

- 18.1. At present in Royal Ascot, municipal refuse collection is weekly on Monday mornings, including public holidays, from 06h00. All Owners or Occupiers are to ensure that household and small items of garden refuse are placed in black bags inside the Owner's municipal wheelie bin and placed in front of the Owner's or Occupier's property by 06h00 on Monday mornings. Bins will be returned when emptied, cleaned and sanitised. Any bins put out later than this time will not be emptied.
- 18.2. All residents are urged to make use of the recycling programme. All clean paper (newspapers, magazines, etc.), rinsed plastic bottles/containers, tin or aluminium cans and glass is accepted, with no requirement to sort these recyclable items beforehand, and should be placed into the clear recycling bag provided and then the bag placed inside his/her municipal wheelie bin, on top of all other refuse.

- 18.3. Do not put any of the following in your municipal wheelie bin: builder's rubble, stones, rocks, sand, oil, metal (e.g. engine parts), medical or hazardous waste and liquids. These items damage the working parts of the compacting system on the refuse collection truck.
- 18.4. Do not overfill or overload the municipal wheelie bin, the lid should close completely. The municipality will not remove refuse from loose garbage bags.
- 18.5. The bin room is to be used only for storage of municipal wheelie bins. Placing any refuse on the floor of the bin room, at its entrance way or on any other part of the common area, whether such refuse is in a bag or not, is strictly prohibited. Similarly, no rubbish must be visible from the common area.
- 18.6. If you have any waste that exceeds the capacity of your municipal wheelie bin or is otherwise not suitable for the municipality's bin removal service, the onus and cost is on the Owner or Occupier to arrange transport of the waste to a suitable disposal site. Our nearest municipal drop-off facility is in Potsdam Road near the Killarney Race Track.
- 18.7. All bins are to be stored and kept out of view from the common area within 12 hours of them being emptied, sanitised and returned (e.g. by Tuesday at 10h00). All municipal wheelie bins left in front houses after this time will be removed and taken back to the bin room for storage.
- 18.8. The storing of dangerous and inflammable materials in bulk quantity is strictly prohibited. The storage of such material could invalidate building insurance and could result in substantial loss to the complex, for which the responsible Owner or Occupier shall be liable.
- 18.9. Do not dispose of any waste down the stormwater drains.

19. ERADICATION OF PESTS

- 19.1. Owners and Occupiers must keep his/her unit free of all pests and/or white ants, borer and other wood destroying insects.
- 19.2. The GEHOA shall appoint a contractor, whom shall perform at regularly determined intervals, effective management and eradication of pests in the common area.

20. RE-SALES AND LETTING

- 20.1. Any house for sale may only have "for sale" signs displayed on Show House days, i.e. Sundays, and all signs erected are to be placed in estate agent stands and placed on the grass verge of relevant unit and removed by the end of the day. No signage is to be placed on common area verges or common property within the complex.

- 20.2. Owner and/or relevant agent must manage the entry and exit of potential buyers and tenants. It is suggested that potential buyers park outside the main gates and get taken to the relevant unit by the agent/Owner. These persons are then to be taken to the main gate to exit when leaving the complex.
- 20.3. For a sale or lease of a unit by the Owner, the request to place signs at the front door entrances to units, to be in writing to the Managing Agent and/or Trustees. Details of the type of notice and placement thereof to be set out.
- 20.4. In the case where the beneficial ownership or control of a company, close corporation, trust or other association which owns a unit at Galahad Estate is changed or transferred, the transferor must notify the GEHOA forthwith of the change or transfer and with the full names and address of the new Owner or Owners.
- 20.5. Any sales agreement must include an obligation for the purchaser to become a member of the GEHOA upon transfer of the property in his/her name and to remain as a member for so long as he/she is the registered Owner of the property.
- 20.6. Any lease agreement in respect of an Owner's property must include an obligation for the tenant to observe all the provisions of the Rules of the GEHOA. Furthermore, it is a requirement that the Owner or his/her agent must furnish the tenant (and subsequent tenants) with a copy of the Rules to form an integral part of any lease agreement entered into.
- 20.7. All tenants and other persons granted the right of occupancy by an Owner are obligated to comply with these Conduct Rules and the Constitution of the Association, notwithstanding any provision to the contrary contained in any lease.

21. LEVY PAYMENTS

- 21.1. Levies are due in advance, payable on the first day of each month and within 7 (seven) days, after which interest at a rate determined by the Trustees, and in accordance with the Constitution of the Association, will be payable thereon. Accounts in arrears of 2 (two) months will be handed over to a firm of attorneys for collection. Levies may not be withheld for any reason whatsoever. All levy account queries should be placed in writing to the Managing Agent appointed by the GEHOA.
- 21.2. Methods of payment may be in the form of, but not be limited to, cheque, direct deposit, debit order or telephonic/electronic transfer.
- 21.3. Changes to contact or address details are to be timeously advised to the Managing Agent.
- 21.4. No change to ownership on a levy statement will be undertaken until the Owner selling his/her unit has obtained a levy clearance to effect transfer to the new Owner.

21.5. In the event of a change of ownership, the Owner is obligated to pay his/her levy up to the date of transfer.

22. BREACH OF RULES

22.1. The Trustees shall have the right, and if deemed necessary, in the event of a breach of a rule by an Owner or Occupier, his/her family, tenants, visitors, employees, contractors, contractors' subcontractors, and delivery persons, to take such action against the defaulting Owners as they deem fit on behalf of the GEHOA, including but not limited to:

22.1.1. Remedying of the breach at the defaulting Owner's cost; and/or

22.1.2. Notifying the defaulting Owner by way of written warning; and/or

22.1.3. Issuing of a fine for repeat infringements to the levy account of the defaulting Owner, as the Trustees deem appropriate.

22.2. The Trustees may, if deemed necessary, take action against Owners and Occupiers who breach any of the Rules contained herein. For any breach of the rules, a written warning will be given, and thereafter for repeat infringements, a fine will be issued and added to the levy account of the Owner.

22.3. It is the responsibility of the Owner, or his/her agent, to supply a copy of the Conduct Rules to tenants and other occupants, and to ensure that the Rules are observed.

23. DISCLAIMER

23.1. Neither the HOA, its Trustees, officers, employees or contractors nor their respective agents shall be liable for any loss of life, personal injury or damage to property suffered by any person whilst in, or at, Galahad Estate or any part thereof and from whatsoever cause arising.

24. All visitors enter the premises at their own risk.

25. AMENDMENTS

These rules are subject to change from time to time, and the Trustees will endeavour to consult with Owners before adding, cancelling or otherwise varying the rules as deemed necessary to protect the interests of the HOA, the common interest of the Owners and the integrity of Galahad Estate as a whole, and always in accordance with, and within the parameters of, the Constitution of the Association.

ANNEXURE TO BUILDING, ARCHITECTURAL AND DESIGN REQUIREMENTS

(Refer to Section 7 of the Conduct Rules)

ADDITIONS TO MAIN HOUSE AND STRUCTURES IN GARDENS

1. Plans drawn to scale are required for additions to main house and structures in gardens, i.e. verandas, awnings, carports, etc.
2. Four (4) detailed drawings are to be submitted for authorisation and stamping by the Trustees, RAMPOA and the Council. Two (2) copies will be for the Trustees Committee.
3. A short letter of motivation to be submitted with the drawings/plans.
4. Materials to be used to be clearly stated.
5. Scrutiny fees may be applicable in the form of a deposit (to be advised).

SWIMMING POOLS

1. Three (3) detailed drawings are to be submitted for authorisation and stamping by the Trustees, RAMPOA and the Council. Two (2) copies will be for the Trustees Committee.
2. Pool edge to be 1 metre from boundary wall.
3. Placement of the pump to be shown on the plan.
4. The backwash outlet to be either in own garden or linked to nearest sewerage outlet within the unit, NOT stormwater outlet or roadways leading into common areas or outside roadways – this is a Council requirement.

It is advisable that you visit <https://royalascot.co.za/project/buildingplans/> to save you time and money when drawing up plans.