

heron banks



GOLF AND RIVER ESTATE

Homeowners Association

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Vaalpark

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Dear Owner and Resident

ACCESS CONTROL RULES: HERON BANKS GOLF AND RIVER ESTATE

The Heron Banks Golf & River Estate access system allows for owners, residents, visitors, contractors, sub-contractors, services and their workers to access the estate under the "RIGHT OF ADMISSION RESERVED" conditions.

RESIDENTS

1. The resident is allowed access through the boom gate by using his/her access card. Residents must use the resident's lane when entering and exiting which is the furthest lane the guardhouse.
2. Owners/Residents can purchase their Access cards from the HOA Office at a cost of R120.00 per access card.
3. Residents are to visit the Estate HOA Office to register for the visitors system.
4. The Resident will allow access and/or egress to visitors via the visitors system.
5. Access to the visitor will be authorized via the resident's cell phone granting access to security to open the boom.
6. In the event of no reply, access/egress will not be granted to any visitor by security.
7. Should a resident wish to deny access to any person, just inform security who will not grant access as requested.
8. All residents must issue a gate release to any person taking out any household goods, boats, golf carts and vehicles from the Estate, the boat register must be signed at the gate when removing a boat from the Estate.
9. All residents must ensure that Estate rules are adhered to by their visitors, contractors, services and workers.
10. Only Resident's boats on trailers which comply with the new Water Legislation Act will be allowed onto the estate and only a resident licensed skipper will be allowed to take their licensed vessels into the Riverfront area to launch.
11. Guards are not permitted to accept or sign for any parcels, deliveries, orders, etc.
12. SA Post Office do not deliver post on the Estate, any delivered to the gate will be dropped off by the guard on patrol in due course.

HOUSE AND GARDEN WORKERS

1. All home and garden workers must be registered with the HOA and have an access card.
2. All personal details and valid/positive RSA IDENTIFICATION DOCUMENT of house and garden workers must be handed to the HOA for their registration.
3. All personal house and garden workers must disembark the vehicle, report to security and enter and exit the Estate via the turnstiles.
4. Garden workers will be allowed on Saturdays from 7am to 3pm. No Garden workers will be allowed on Sundays and Public Holidays. No gardening by non-residents shall be allowed on Sundays and Public Holidays.
5. Workers are to be aware that any worker entering or exiting the Estate may be searched.
6. Gardeners are allowed to use their bicycles to and from their place of employment only.

VISITORS / GOLFERS

1. All visitors to the Estate are required to submit valid/positive identification to security, complete the access control register and inform security as to which stand/house/entity are to be visited. Access will be granted by the Resident, all visitors slips must be signed by the resident or stamped by the entity prior to departure.
2. Visitors are to be aware that any vehicle entering or exiting the Estate may be searched.
3. All visitors on foot must report to security and use the turnstiles for entrance and exiting the Estate. The pedestrian register must be completed.

CONTRACTORS, SUB-CONTRACTORS, SERVICES AND CONTRACT WORKERS

1. Contractors, sub-contractors, services and contract worker vehicles entering and exiting the Heron Banks Golf and River Estate must use the visitor's entrance and exit lanes.
2. Valid/Positive identification of contractors, sub-contractors, services and contract workers is required and must be submitted to security prior to entering the Estate.
3. Contractors, sub-contractors, services and contract workers entering and exiting the Estate must be aware that vehicles and/or persons may be searched.
4. All contract, sub-contract and service workers on foot must report to security and use the turnstiles when entering and exiting the Estate. The contractor register must be completed.
5. Contractors, sub-contractors, services and contract workers will only be allowed entry to the Estate during weekdays Monday to Friday from 7h00 and shall vacate the Estate before 17h00. (HB Rules of Conduct C & S - 1.5)
6. Under no circumstances will any form of services and/or construction be allowed on the Estate on a Saturday, Sunday and Public Holiday. (HB Rules of Conduct C & S – 3.4)
7. No Contractors, sub-Contractors and services shall carry out services during the builders holiday period. The Association shall determine the period from time to time. (HB Rules of Conduct C & S – 3.7)
8. Due care must be taken that no road/s are blocked during loading or off-loading of material and equipment at any building sites. (HB Rules of Conduct C & S – 7.1)
9. The staff compliment of the service provider shall be transported by vehicles to and from their place of work within the Estate by the service providers or designated personnel. The staff compliment who is working on more than one site and who has to move between different sites in the Estate shall only do so by means of vehicle. (HB Rules of Conduct C & S – 5.2)

ROADS

1. **The speed limit within the Estate is 20 kph.** Transgression of road signs, speed limit, and/or reckless driving will not be accepted within the Estate. Those who transgress this rule will be liable to pay a fine/penalty of R500.00 payable within 5 days after it has been imposed. (HB Rules of Conduct C & S - 7.1 / HB Management & Conduct Rules 7.2)
2. The service provider attending to the delivery of equipment and material in the Estate shall be denied access if the said vehicle used has a mass load exceeding 8 tons per axle and/or in the event that the vehicle exceeds 17m in length. (HB Rules of Conduct C & S – 3.8 / HB Management & Conduct Rules – 7.3)
3. Golf Carts must be operated responsibly and under the control of a licensed driver at all times with no more occupants than designed for, the minimum license that is required is a Category A license (125cc motorbike license). (HB Management & Conduct Rules 7.8)

GENERAL

1. Should any visitor, contractor, sub-contractor, service provider or workers be found to be
 - a. Disturbing any animal or bird life in the Estate
 - b. Remove any building or any other property from the Estate
 - c. Committing a crime or suspected to have committed a crime
 - d. Carrying a firearm while at the Estate, and / or being in possession of a firearm or any other dangerous weaponThe said person shall be expelled and refused access to the Estate. (HB Rules of Conduct C & S – 5.4)
2. The property owner will be held responsible for any damages caused to the Estate property by his visitors, contractors, sub-contractors, services and his staff compliment. This includes but not limited to damage to roads, kerbs, plants, irrigation systems and damage to any private property. (HB Rules of Conduct C & S – 5.6)
3. No persons from outside the estate will be allowed onto the Estate for walking, jogging, cycling and similar recreational purposes.
4. Owners, their visitors and employees must adhere to security procedures and respect the security personnel's job role. Security guards shall not be abused nor obstructed from performing their functions. (HB Management & Conduct Rules 6.3)
5. Except for the Estate Directors or their appointed representative, no other person / security officer shall authorize a deviation from the rules in respect of access and egress to and from the property and movement on the Estate.

**ON BEHALF OF THE
HERON BANKS GOLF AND RIVER ESTATE HOA**