



HERON BANKS GOLF AND RIVER ESTATE WATERFRONT RIGHT OF USE

The HOA encourages residents to enjoy the tranquillity and fresh air that the Estate provide. However community living calls for some restraint.

All owners are obliged to comply with the Estate Rules, therefore the registered owner or occupier of every property within the Estate ("the owner"), is responsible for ensuring that all members of his family, tenants & visitors, also comply with the Estate Rules.

- 1) The speed limit to the waterfront is 20km/h. No speeding will be tolerated.
- 2) The use of the Heron Banks waterfront is for the Residents and their visitors only.
- 3) A Resident must accompany a visitor to the waterfront, no visitors are permitted at the waterfront without a Resident present.
- 4) Residents must ensure that visitors conduct themselves in accordance to the Estate Rules at all times.
- 5) In the event of an Owner letting his / her unit, the owner forfeits the right of use to the waterfront to his / her tenant as the Resident.
- 6) Music must be kept to a minimum and for your ears only. Music will not be allowed to be played from vehicles.
- 7) The HOA request that visitors be kept to a maximum of 20 visitors per household. In the event that your visitors exceed this limit please obtain permission from the HOA. **Non-resident functions are not permitted at the waterfront.** Also provide the HOA with a list of the guest whom will be attending the function.
- 8) Children should be accompanied by a responsible adult at all times whilst on the waterfront or utilising the play area.
- 9) No children under the age of 18 will be allowed at the waterfront without adult supervision after dark.
- 10) Children under the age of 18 are not permitted to use alcohol or any other substance on the Estate Common property or waterfront at all.**
- 11) Alcohol must be used sensibly by residents and their visitors at all times, as to prevent unruly behaviour, speeding, etc.
- 12) Pets must be on a controlled leash in the Estate, open areas and waterfront. Excrement must be removed immediately by the owner.
- 13) No vandalism will be tolerated on the Estate and the waterfront, in the event of a resident or visitor being caught / identified the Resident will be held responsible for the cost of any damages, and the necessary steps will be taken.
- 14) No camping or overnight camping, erecting of tents / marques or enclosed gazebos are allowed at the waterfront. Only kiddie's tents for infants and small children will be permitted.
- 15) No Open Fires will be allowed at the waterfront, residents are to make use of the build-in braai areas.
- 16) The HOA request that waterfront users please not litter on the waterfront. Please make use of the bins provided and take a spare refuse bag for all refuse, and clean up the area used before leaving.
- 17) No fireworks of any kind are permitted on the Estate.

LAUNCHING AT THE HERON BANKS WATERFRONT SLIPWAY

- 1) All boats and boat trailers must be registered with the HOA, have identification, and be strictly limited to residents only. Visitor or guest boats / watercrafts will not be allowed under any circumstances at the Heron Banks Slipway.
- 2) A sticker can be obtained from the HOA for your vessel / watercraft to ensure easier access and launching. Ensure all valid licenses are on-board of the vessel / watercraft.
- 3) No boats / watercrafts will be able to launch without the necessary SAMSA licenses, COF' and Buoyancy Certificates.
- 4) Residents are not permitted to launch a boat / watercraft owned by a visitor or any other non-resident.
- 5) The Estate slipway is secured with a chain. In the event of the chain at the slipway being locked and there is no guard visible on the waterfront, please contact the guardhouse on 063-657-8403 for assistance in unlocking the chain.
- 6) The driveway towards the slipway is a drop off zone, and therefore no vehicles or trailers should be left on the driveway preventing other users from easy accessing the slipway.
- 7) The HOA do not recommend owners to leave any vessels / watercrafts on the waterfront overnight. In the event that a vessel or watercraft is left at the waterfront, it is done so at the owner's risk.

The directors shall have the right in the event of a breach of a rule by an owner, his family, tenants or visitors, to take such action against the defaulting owners as they deem fit on behalf of the HOA, including but not limited to;

2.5.1 Remedying of the breach at the defaulting owner's cost, and/or

2.5.2 Imposition of a fine as the directors deem appropriate: and/or

2.5.3 Removal of the defaulting owner from and the barring of his access to the Estate.

DISCLAIMER

Neither the HOA, its directors, 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 on the Estate or any part thereof and from whatever cause arising.

BOARD OF DIRECTORS

HERON BANKS GOLF AND RIVER ESTATE HOA