

# **BRACKENRIDGE ESTATE HOUSE RULES**

## **SHORT AND LONG TERM TENANTS**

A warm welcome to all short and long term Tenants. We wish you a very pleasant stay here in Brackenridge.

Brackenridge strives to provide a high quality harmonious lifestyle for our residents, and the purpose of these House Rules is to protect this lifestyle. In order to assist us in the sustainment of this lifestyle, and to ensure the quality of your own Brackenridge experience, we therefore sincerely appeal to you to observe these rules.

### **1. CONDUCT RULES**

#### **Use of the Streets**

- Motorists should drive with caution and around traffic circles keeping to the left and yielding to traffic entering the circle from the right. A speed limit of 30 kilometres per hour is to be maintained on the property at all times.
- Motor vehicles, including registered motorcycles, may not be driven anywhere except on the streets of the Estate. All private open space is off-limits.
- The use of scramblers and quad bikes are not permitted at all.
- Noisy exhaust systems are prohibited.
- Parking of visitor's vehicles should where possible be within the Homeowners property. Where this is not possible or practical it is encouraged that vehicles be parked on the sidewalk and not on the road carriageway. In particular vehicles should not be parked on the road carriageway of the main thoroughfare (the road linking the front and back gates) or at circles and islands.
- All drivers within the estate must be alert at all times to the possible presence of young children suddenly running out onto the road or residents walking on the roads.
- Pedestrians and cyclists must show consideration for motorists and parents must act responsibly in ensuring the safety of their children, when playing on the streets
- These rules will be enforced by security and where necessary warnings followed by fines will be issued.

#### **Consideration for Neighbours and Other Residents**

- No business activity or hobby, which causes aggravation or nuisance to fellow residents, may be conducted.
- Auctions or jumble sales are prohibited except where the Trustees have approved of such in writing.

- The volume of music or electronic instruments, partying and the activities of employees, tenants and guests should be kept at a generally acceptable level.
- Excessive party and entertainment noise should not continue beyond 12 midnight.
- The lighting of fireworks and the slaughtering of animals as part of the celebration of cultural or religious events is prohibited
- Noisy mechanical maintenance, and the use of power-saws, lawn mowers and the like should only be undertaken between the following hours: Mondays-Saturdays: 08h00 – 18h00
- Approved Generators may only be operated between the hours of 7am and 10 pm and only during power outages.
- Drones are not permitted to be flown on the Estate.

## **2. REFUSE PROCEDURES**

- Refuse may only be disposed of in Refuse Bags, placed in-Wheelie bins and placed on the sidewalk on a Monday Morning before 08h00 and/or other designated times to be advised during high seasons. No refuse bags may be left on the sidewalk other than green bags containing garden refuse only.
- Recycle refuse should be separated into yellow municipal plastic bags, obtainable from the security office.

## **3. PETS**

- The local authority by-laws relating to pets will be strictly enforced.
- No person may keep more than two dogs and two cats on their property without the written approval of the Brackenridge Estate HOA.
- No poultry, pigeons, aviaries, wild animals or livestock may be kept on the estate.
- Dogs are not permitted to roam the streets. Dogs must be walked on a leash at all times.
- Should any excrement be deposited on any private open space area, the immediate removal thereof is the sole responsibility of the owner of the pet. To assist with this matter “poo bags” and disposal containers have been placed at strategic positions in the common areas.
- Every pet should wear a collar with a tag indicating the name, telephone number and address of its owner.
- The Brackenridge Estate HOA reserves the right to request an owner to remove his/her pet should it become a nuisance within the Estate.

## **4. SECURITY**

### **Tenant Responsibilities**

- All Tenants are required to adhere to all security procedures
- All breaches or suspected breaches of security must be reported immediately

- Tenants are requested to co-operate with security personnel and treat them with courtesy.

#### **Access Procedure:**

- Long Term Tenants will automatically be granted access and egress by the vehicle number plate recognition system. Should a long term tenant arrive in a vehicle with a non-registered vehicle, he/she will be granted access by guard recognition, or failing which, by signing in.
- Visitors of Long Term Tenants will be granted access, following invitation by the At the Gate (ATG) App, and scanning on arrival, or by signing in on arrival, subject to telephonic approval by the Tenant
- Short Term Tenants once registered on arrival, will be issued an access disc, to be shown to security when entering or leaving the Estate.
- Visitors of Short Term Tenants will be granted access by signing in on arrival, subject to telephonic approval by the Tenant
- Domestic workers, authorized by the Tenant, will be granted access by a signing in/access card process administered by security
- Management reserves the right to prevent residents and tenants from entering the Estate on foot after dark. (to protect the Estate against unruly behavior and avoid potential traffic dangers)
- Fast Food deliveries will not be allowed into the Estate

#### **Visitors, and Domestic Workers**

- The Tenant remains responsible for the conduct of his visitors..
- An express condition of admittance to the Estate is that should a visitor/employee be found to be in contravention of the Rules of the Estate, the Trustees reserve the right to refuse access to such person.
- Tenants are responsible for the transport of their Domestic workers within the Estate, either by making use of the approved taxis, or by self-collection and drop off.

### **5. COMPLAINTS RELATING TO MISCONDUCT AND FINES**

- Urgent Disturbance Complaints by Tenants must be addressed by contacting Security (044 533 0953).
- Other complaints should be addressed in writing by email to the Managing Agents, to [johann@seavalley.co.za](mailto:johann@seavalley.co.za)
- In unfortunate cases of non-compliance to the rules by Tenants, in accordance with the procedures for all Homeowners, fines following warnings, and simultaneous notification to the Homeowner/Agent, will be issued, payable by the Homeowner.