



## **Regulations**

The purpose of these regulations is to ensure everyone's safe and peaceful enjoyment of their Property in Waterfalls Estates and to maintain a standard that add value to all Properties therein. ***Therefore:***

### **Keep it nice and tidy**

Every Property shall be maintained in a state of good repair and in a neat, clean and tidy condition commensurate with the Estate as a whole and in such manner as not to cause nuisance to any other inhabitants.

No Property may be used in such a manner as shall cause nuisance, offence, annoyance or loss to any other Property or inhabitant.

All rubbish shall be kept in covered containers that are adequately screened or enclosed.

All gardens and private areas are to be well-maintained clear of all dry weeds, long grass and other fire hazards.

Laundry and other unsightly items are restricted to the backyards, out of sight from neighbours.

Animals are not allowed except for house-trained dogs and cats which must remain on respective property at all times unless leached under human supervision.

Farming of crop is not allowed other than limited vegetable gardens for household use.

### **Structures and land use**

Subdivisions of land outside the scope of the Estate as planned by the Developer is not allowed.

Private boreholes are not allowed.

The integrity of the boundary perimeter may not be compromised, no private access points are allowed through the perimeter walls.

Construction of additional residential structures other than the one house originally provided is not allowed unless the structure has received prior written approval from the Developer and affected neighbours.

Any changes to the appearance of the property must have prior written approval from the Developer. Substantial changes will generally not be allowed.

### **Right of admission is reserved**

Right of admission to Waterfalls Estates is reserved, and the Developer reserves the right to dismiss anyone who is not associated with a particular Property or who is in breach with any of these Regulations.

### **Registered Owner is responsible!**

The Registered Owner of each Property is ultimately responsible towards the neighbours and the Developer for compliance with these Regulations of everyone who is staying in or visiting the Property and the communal areas of the Estate.

### **The Developers role**

The Developer shall be allowed, at all reasonable hours, and after giving due notice as possible given the circumstances, to enter upon any Property for the purpose of inspecting, maintaining, repairing, or renovating any pipes, cables, ducts, drains or other facilities forming part of the Development as need be.

The Developer shall provide relevant security in the Development, but the Developer cannot be held responsible for any crime or other inconvenience that may occur in the Estate.

The Developer may impose fines and other sanctions against breaches of these Regulations.

The Developer shall seek to mediate in any dispute between neighbours in relation to these Regulations. In case a dispute cannot be resolved through such mediation, any property owner shall be free to take relevant legal actions.

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