

RIVERMEAD BODY COPORATE 156/04

HOUSE RULES FOR

VILLAGE OF NOTTINGHAM

37 Westriding Road
Hillcrest

VILLAGE OF LOCKSLEY

4 Carnevale Drive
Hillcrest

REVISED MAY 2018

Please be advised that these rules are applicable to all residents of Locksley and Nottingham Villages (including tenants) but do not replace or amend the Statutory Conduct Rules, which are binding on all of us. They are intended to promote good neighbourliness and any resident may make suggestions that will contribute in a positive way to their implementation and/or amendment.

1. PETS:

- 1.1 Pets may be kept as long as they do not constitute a nuisance to other residents.
- 1.2 Whilst the Conduct Rules permit "in principle only 2 small dogs", cats are permitted, but limited to two per unit & provided there are no dogs in that unit. However no new cats will be allowed.
- 1.3 Two small dogs are permitted per unit.
- 1.4 Dogs must be restricted to exclusive use areas only (i.e. fenced in).
- 1.5 Dogs may only be on common property if accompanied and supervised by owners and must be kept on a leash at all time whilst on common property.
- 1.6 The pet owner will be held responsible for any damage caused by their pets and must pick up any mess made by their pets.
- 1.7 Dogs must wear a collar and name-tag, bearing the dog's name and contact number. Cats, which presently live in the complex, must wear a small bell in an attempt to warn birds of their approach.

2. REFUSE

- 2.1 DSW or black garbage bags must be used for household garbage.
- 2.2 Garbage collection is on a Tuesday morning.
- 2.3 Please place your garbage bags outside your unit in an easily accessible place for the complex gardener to take out on Tuesday mornings before 07:30am. You will be notified via the village Whatsapp group if he is not at work, in which case you will need to take your own bags out to the pavement for collection.
- 2.4 DSW operates on Public Holidays but it will be your responsibility to take out the garbage bags as the complex gardener does not work on Public Holidays.
- 2.5 DSW bags are delivered to the complex regularly. Please take only 1 roll so there are enough for all residents.
- 2.6 Garbage bags and bins must be kept out of sight at all times.
- 2.7 Residents must purchase their own blue bags for garden refuse (available at Spar).
- 2.8 No other refuse (including garden) may be dumped outside or on the common property, particularly not in the Wetland. It must be placed in the blue bags or removed to a proper waste-site at your own cost. Please inform your gardeners.
- 2.9 Orange bags are provided for paper or plastic by the Municipality. These orange bags can be placed out with your garbage bags on Tuesdays.
- 2.10 **Nottingham:** A bin is provided in the gate-house for paper-waste (junk mail) only.

3. ACCESS:

- 3.1 Residents must personally supervise the entry, exit and parking of their visitors.
- 3.2 All residents must take responsibility for ensuring that the gate closes behind them on entry and exit to the property.
- 3.3 Parents must ensure that their children do not touch or interfere with the gate motor or any other switches/machinery in respect of common property.
- 3.4 Each resident/owner must obtain his/her own remote control to gain access. The replacement and repair hereof is for your personal account.
- 3.5 No non-resident persons shall remain in the village unsupervised without the prior consent of the a trustee
- 3.6 A copy of the identity document of all persons who are not visitors to any resident must be obtained and submitted to a trustee before commencing any work in the estate
- 3.7 Remote controls may not be given to any persons doing work in the complex without prior consent of a trustee
- 3.8 Domestic help and gardeners shall not live in. Copies of ID and addresses must be obtained from domestic workers and gardeners.
- 3.9 Remote controls may not to be given to any domestic helper

Commented [DS1]: There are a number of amendments here

4. PARKING & DRIVEWAY

- 4.1 **Locksley:** There are 5 visitors parking areas near the gate and 2 more outside unit 6, each allocated to a unit.
- 4.2 Nobody shall park in the driveway obstructing traffic in any way.
- 4.3 In the interest of pedestrian and child safety, a speed limit of 10kmph must be observed in the village.
- 2.1 Parking on verges and common property is strictly prohibited.
- 2.2 Parked vehicles must not encroach on the driveway.
- 2.3 Two-way traffic flow is permitted. Courtesy should be observed in the event of oncoming traffic.
- 4.4 Bicycles or skateboards may be used on the driveway but under adult supervision and not such that it constitutes a nuisance.
- 4.5 Vehicles of 2.5 tons or more must park outside & shall not enter the complex as the driveway will be damaged. If this rule is breached and there is damage to any part of the common property the cost of repair shall be for the account of the owner.

Commented [DS2]: We may need to change this depending on outcome of a new complaint to be sent to Wakefields in writing by Mike / Julie Greig

NOISE:

- 5.1 Quiet should be observed as follows:
 - Sundays to Thursdays between 21:00 and 07:00
 - Fridays and Saturdays between 23:00 and 08:00
 - Sundays between 14:00 and 16:00
- 5.2 No playing of loud music or shouting is permitted during the above times.
- 5.3 No hooting at the gate or within the village.

6. GARDENS

- 6.1 Each resident must maintain his or her garden in a tidy state and in return will have exclusive use of their garden, although not demarcated as such on the sectional plan. Residents must please respect the privacy of existing gardens & the additions made thereto. However no further additions; alterations or structures shall be made or erected on

the common property (including the gardens) without the written consent of the of the trustees

- 6.2 Grass and garden cuttings must be placed in blue garden refuse bags for collection on Mondays. Please inform your personal gardeners. Blue bags are available from local supermarkets.
- 6.3 The Body Corporate gardener will maintain the verges in the villages adjacent to the driveways within the estates and the verges on either side of the entrance gates of Nottingham and Locksley villages
- 6.4 Residents shall be entitled to unfettered access to the wetland, but must ensure that the area is kept free of litter.

Commented [DS3]: Have changed the wording slightly. Tyrone, Chase, John to confirm if gardener currently looks after Nottingham verges outside

7. MAIL BOXES:

- 7.1 Mail boxes must be kept tidy and should be cleared daily.
- 7.2 Mail boxes are to be kept locked at all times to prevent interference.
- 7.3 The owner of the unit will have the key to the mailbox.

8. ALTERATIONS/ADDITIONS:

- 8.1 No alterations, additions or structures may be made/erected to/on your unit or common property without the written consent of the Board of Trustees.

9. SEWERAGE PLANT:

- 9.1 The complex does not have a septic tank system. All sewerage is pumped into a processing plant in Nottingham Estate where it is again pumped and processed through a series of tanks and the recycled clean water ultimately flows into the stream. If anything but toilet paper is flushed down a toilet IT WILL SEVERELY DAMAGE THE PUMPS and the plant will cease to function with obvious consequences. NOTHING – REPEAT NOTHING - EXCEPT TOILET PAPER may be flushed down the toilet.
- 9.2 Every person that enters your property must be informed that this is **not a normal waterborne nor septic tank system**. We ask that you place a sign to this effect in every bathroom
- 9.3 You must ensure that your domestic help is made aware of this
- 9.4 Only septic tank-friendly detergents may be used to clean toilets

Commented [DS4]: Heading was septic tank but it is not a septic tank

Commented [DS5]: I have reworded this. Confirm if acceptable

10. LAUNDRY:

- 10.1 All laundry must be kept out of sight at all times.

Commented [DS6]: Drying laundry was changed to all

11. SELLING/LETING OF UNIT:

- 11.1 The Board of Trustees must immediately be notified of the sale of your property and the date that you will be moving out as well as the date that the new owner will be moving in
- 11.2 The Board of Trustees must immediately be notified of any tenant movement in and out of any unit.
- 11.3 The owner of the unit is responsible for obtaining the purchaser's/tenant's acceptance of the house rules at the same time as the sale/lease agreement is signed.
- 11.4 Residents must be made aware of the dates of all such movements for security reasons

Commented [DS7]: This has been changed

12. EXTERIOR SURFACES:

12.1 As per the statutory rules the exterior of all buildings, walls and fences must be maintained by the owner and finished in accordance with the requirements laid down by the Trustees.

12.2 The exterior paint colour specification is Grecian White (supplied by Plascon) |

Commented [DS8]: Check if it is Plascon

D Stirton

Chairperson: Board of Trustees

Rivermead Estates

Date: _____