

# **C O N S T I T U T I O N**

of the

## **CROYDON OLIVE ESTATE HOMEOWNERS ASSOCIATION**

**A statutory body established in terms of Section 29 (1) as read with  
Section 42 of the Land Use Planning Ordinance 15 of 1985**

## PREAMBLE

It is recorded that the Croydon Olive Estate Home Owners Association is constituted as a statutory body in terms of Section 29 of LUP.O. in accordance with the conditions imposed by the City of Cape Town, when approving the sub-division of the Land referred to in clause 2.1.16 below.

## 1. INTERPRETATION

In this document:

- 1.1 The following words shall, unless the context otherwise requires, have the meanings hereinafter assigned to them:-
- 1.1.1 **"the Association"** means the Croydon Olive Estate Home Owners Association, its nominee or assigns;
- 1.1.2 **"the Auditors"** means the Auditors of the Association;
- 1.1.3 **"Business Day"** means weekdays other than Saturdays, Sundays and public holidays;
- 1.1.4 **"Chairperson"** means the Chairperson of the Trustee Committee;
- 1.1.5 **"the Common Areas"** means the private roads, private open spaces, and the land upon which the olive groves, Olive Production Plant and Lifestyle Centre are to be established, as approved by all relevant authorities;
- 1.1.6 **"the Company"** means the Company conducting the Croydon Olive Enterprise Business whose sole shareholder will, after the expiration of the Development Period, be the Association;
- 1.1.7 **"the Council"** means the City of Cape Town, Helderberg Administration, or its successors;
- 1.1.8 **"Croydon Olive Enterprise"** means the Olive Production Plant to be established on the Estate;
- 1.1.9 **"the Design Manual"** means the architectural and landscape design manual, as amended with the approval of the Council for the development of improvements on the Residential Erven;
- 1.1.10 **"the Developer"** means the Croydon Olive Estate Development Company (Pty) Ltd (registration number 2004/001677/07), or its successor in title, assigns or nominee;
- 1.1.11 **"the Development Period"** means the period commencing on the creation of this Association and terminating on the date that all the Residential Erven have been transferred from the Developer to third parties and improved by the construction of a dwelling thereon or on such earlier date as the Developer, in its sole discretion, notifies the Association in writing that the Development Period has ceased, whichever shall occur first, provided however that the Development Period shall not be less than 5 (Five) years calculated from the date of creation of this Association, unless otherwise agreed between the Association and the Developer;
- 1.1.12 **"Developer Trustee"** means a Trustee who is nominated and appointed by the Developer;
- 1.1.13 **"the OEMP"** means the Operational Environmental Management Plan applicable to the Estate and as approved by the relevant authorities;
- 1.1.14 **"the Erven"** means all the Erven located on the Estate be they Residential, Non-Residential or Common Areas;
- 1.1.15 **"the Estate"** means Croydon Olive Estate to be established on the Land, and comprising of the Common Areas, the Residential Erven and Non-Residential Erven;
- 1.1.16 **"the Land"** means Portion 7 of the Farm 681 Croydon, all situate in the City of Cape Town, Division of Stellenbosch, Province of the Western Cape;
- 1.1.17 **"levy"** means the levy referred to in Clause 9;
- 1.1.18 **"Local Authority"** means the City of Cape Town, Helderberg Administration;
- 1.1.19 **"LUP.O"** means the Cape Land Use Planning Ordinance, No. 15 of 1985;
- 1.1.20 **"Member(s)"** means a member/members of the Association;

- 1.1.21 "month" means a calendar month;
- 1.1.22 "Non-Residential Erven" means erven other than Residential Erven and which are not allocated for residential purposes;
- 1.1.23 "the Office" means the registered office of the Association;
- 1.1.24 "Registered Owner" means the registered owner of any of the Residential Erven;
- 1.1.25 "the Residential Erven" means Erven other than Non-Residential Erven and Common Areas and which erven are numbered 1503-1520; 1627-1647; 1652-1671; 1674-1694; 1699-1717; 1719-1726; 1728-1729; 1732-1751; 1756-1799; 1802-1808; 1811-1829.
- 1.1.26 "services" means such facilities, utilities, services and amenities as may be provided on the Estate in terms of clause 12, including (but not limited to) electricity, road services and reserves, stormwater, water, sewage and waste removal;
- 1.1.27 "Special Resolution" is a resolution approved as per para 23.1 and 29.6 hereunder.
- 1.1.28 "a Trustee" means one of the Trustee Committee;
- 1.1.29 "the Trustee Committee" means the Board of Trustees of the Association;
- 1.1.30 "in writing" means written, printed or lithographed or partly one and partly another, and other modes of representing or producing words in a visible form;
- 1.1.31 "year" means a calendar year.
- 1.2 Unless the context otherwise requires, any words importing the singular number only shall include the plural number, and *vice versa* and words importing any one gender only shall include the other two genders.

## 2. CREATION OF ASSOCIATION

The Association is constituted as a Body Corporate in terms of Section 29 of LUPO, in accordance with the conditions imposed by the City of Cape Town when approving in terms of Sections 25 (1) and 42 of LUPO, the sub-division of the Land and will come into existence simultaneously with the registration in the Deeds Office of the first of the Erven.

## 3. STATUS OF THE ASSOCIATION

- 3.1 The Association will:
- 3.1.1 have legal personality and be capable of suing and being sued in its own name; and
- 3.1.2 not operate for profit, but for the benefit of the Members.
- 3.2 No member shall have any right, title or interest in or to the funds or assets of the Association in his personal capacity, all of which shall vest in the Association.

## 4. MAIN OBJECTS

The main object of the Association is the matters referred to in section 29 (2) (b) and (c) of LUPO, and more specifically:

- 4.1 to control the design and construction of and any alterations to all buildings, and/or structures erected or to be erected on the Residential Erven in accordance with the Design Manual, OEMPs, the conditions of approval of sub-division of the Land, site development plan, any applicable landscape management plan and any other plan, manual, guidelines, policy, contract and the like of any authority and to which the development of the Land may be subject or which may hereafter be imposed, and the requirements of the Council or other authority;
- 4.2 to comply with, and to ensure compliance by Members with, the conditions imposed by the Council pursuant to the Council's approval for subdivision of the Land and in particular the environmental conditions, including but not limited to:
- 4.2.1 the monitoring and enforcement of compliance by Registered Owners and by the Association itself with the OEMPs for the ongoing management of the Development and in particular, ensuring that all private open spaces are cleared of alien vegetation from time to time and ensuring that Registered Owners comply with the OEMP.

- 4.2.2 ensuring that Registered Owners commence construction of the dwellings to be erected on the respective Residential Erven within 5 (five) years from date of registration of transfer of the relevant Residential Erven into the Registered Owner's name from the Developer (first transfer) and to complete construction of such dwelling within 1 (one) year of the date that the Member commences construction. In case the members decide at a future AGM, before the "expiration date" that it would be fair to do so due to the lack in change in the financial climate, they can extend this date for another 2 (two) years with a normal majority of votes present at the meeting. For purposes of this clause 4.2.2:
- 4.2.2.1 "commence construction" means the commencement of any work of whatsoever nature on the relevant Residential Erf, relating to the erection of a dwelling thereon as certified by the Association, whose certificate shall be final and binding on the Member;
- 4.2.2.2 "complete construction" means a completed dwelling for beneficial occupation, constructed and completed in accordance with the Design Manual and other guidelines referred to in clause 4.1 and in accordance with approved plans, inclusive of all landscaping, and certified as complete by the Association, whose certificate shall be final and binding on the Member.
- 4.2.3 the promotion of environmental sensitivity and awareness amongst Members; and
- 4.2.4 to ensure the protection and maintenance of the dam and wetland areas on the Land;
- 4.3 to take transfer of the Common Areas and improvements thereon, as well as the shares in the Company, from the Developer at no consideration;
- 4.4 to control and maintain the structures, services and amenities situate on the Common Areas;
- 4.5 to promote, advance and protect the communal and group interests of the Members generally;
- 4.6 to enter into service agreements with the Local Authority or any other authority or supplier of services;
- 4.7 to implement and maintain security measures and systems for controlled access to the Estate;
- 4.8 to prescribe measures for the landscaping and development of Erven on the Estate, and for the architectural design and building of improvements to Residential Erven on the Estate so as to ensure a harmonious and aesthetic development of the Estate, and impose specific restrictions in respect of Erven 1602 to 1604; 1619 to 1621; 1626 to 1628; 1643 to 1647; 1651 to 1653; 1670 to 1672; 1673 to 1675; 1719 to 1726; 1728 to 1733; 1767 to 1768; 1798 to 1799; 1807 to 1809; 1811 to 1813; 1828 to 1830 Croydon, so as to control the specific urban and architectural design aesthetics conceptualised in respect of these Erven, and to prescribe measures for the maintenance of such standards of development;
- 4.9 to register where necessary various service or other servitudes over the Erven in the Estate in favour of the Association and/or Local Authority and/or similar developments located in close proximity to the Estate and to register servitudes in favour of the Erven in the Estate over other land owned by the Association as are from time to time required;
- 4.10 to acquire by way of lease or ownership or otherwise, erven in the Estate constituting common areas for the purposes of road access to the Estate and to register transfer of ownership thereof in the name of the Association; to acquire and hold servitudes in the Association's favour for access to the Estate and also for the supply of services, including communication, surveillance and water to the Estate;
- 4.11 to formulate, enforce, modify, amend, add and delete the Estate and/or Conduct Rules and Regulations and/or Design Manual;
- 4.12 to appoint a Manager to manage the affairs of the Association and as such, delegate the management of the Association's affairs to an outside agency;
- 4.13 to include in the Title Deeds of the Common Areas to be transferred to the Association, that, after the Development Period all such Common Areas shall not be sold, alienated, otherwise disposed of or transferred to any other party, nor Mortgaged;
- 4.14 to accredit architects and builders to be utilised by Registered Owners in respect of any design and construction work to be conducted on Residential Erven, in accordance with such criteria as the Association may stipulate from time to time;
- 4.15 to accredit Estate Agents appointed by Registered Owners in respect of the resale of their Residential Erven, in accordance with such criteria as the Association may stipulate from time to time;

- 4.16 to contract with an Estate Agency or Agencies for the purposes of establishing an exclusive on-site Estate Agent or Agents to attend to sales and resales of Residential Erven;
- 4.17 to enter into agreements with regard to the sharing of facilities or services of any nature whatsoever, including but not being limited to security, landscaping, gardening, agricultural services, water, sewerage, electricity, roads, whether or not for the purposes of sharing the cost thereof;
- 4.18 to accredit service providers or contractors in respect of services to be rendered to members of the Association, including but not limited to pool cleaning and garden service contractors;
- 4.19 to grant or refuse a Registered Owner consent to transfer his Residential Erf, depending as to whether or not there has been compliance with this Constitution, the Conduct Rules or such other Rules / determinations made by the Association or the Lifestyle Centre from time to time;
- 4.20 to include in the Title Deeds of Residential Erven that transfer of such erven shall be subject to the Association granting its written consent in respect of such transfer; or
- 4.21 to conclude such other agreements as it may deem necessary so as to give effect to the objectives aforesaid.

## 5. FINANCIAL YEAR END

The financial year end of the Association is the end of **June** of each year, or such other date as the Trustees may decide.

## 6. MEMBERSHIP AND OBLIGATIONS

- 6.1 For the duration of the Development Period or for so long as the Developer owns any Residential Erven (whichever is the latter of the two), the Developer shall be a Member of the Association.
- 6.2 Membership of the Association shall be limited to and compulsory for all the Registered Owners provided that:
  - 6.2.1 a person who is entitled to obtain a certificate of registered title to any such Residential Erf shall be deemed to be the Registered Owner thereof;
  - 6.2.2 where any such Registered Owner is more than one person, all the Registered Owners of that erf shall be deemed jointly and severally to be one Member and as such their liability shall be joint and several.
- 6.3 Membership in terms of clause 6.2 shall commence simultaneously with the transfer of the Residential Erf into the name of the Registered Owner.
- 6.4 When a Member ceases to be the Registered Owner he shall *ipso facto* cease to be a Member of the Association.
- 6.5 A Registered Owner may not resign as a Member of the Association.
- 6.6 The rights and obligations of a Member shall not be transferable and every Member shall:
  - 6.6.1 to the best of his ability further the objects and interests of the Association;
  - 6.6.2 observe all regulations made by the Association or the Trustee Committee.
- 6.7 No Member shall let or otherwise part with the occupation of his Residential Erf without obtaining the prior written agreement of the proposed occupier that he will be bound by the provisions of this Constitution; which agreement must be submitted to the Association before access to the proposed occupier will be granted.
- 6.8 The Member shall be liable for the acts or omissions of all persons occupying his Residential Erf, whether lawfully or unlawfully, including but not limited to lessees, guests, employees, invitees, contractors and agents.
- 6.9 Save in those instances where the Developer passes first transfer to a Registered Owner, in all other instances where a Registered Owner wishes to alienate or transfer his Residential Erf or in the event that the said Erf is owned by a company or close corporation or Trust, should the shareholder/s or member/s or Trustees / Beneficiaries wish to alienate all of their shares or membership interest in such entity (hereinafter referred to as a "resale") he shall not be entitled to do so unless:
  - 6.9.1 the transferee becomes a Member of the Association and upon the registration of transfer of the Residential Erf into the name of the transferee, he shall *ipso facto* become a Member of the Association;

- 6.9.2 he obtains a clearance certificate from the Association which shall be given provided:
- 6.9.2.1 the transferee of such Residential Erf agrees in writing to accept and abide by the Constitution of the Association;
- 6.9.2.2 all amounts owing by the Registered Owner to the Association and Lifestyle Centre have been paid or satisfactorily secured;
- 6.9.2.3 all obligations of the Registered Owner in terms of this Constitution and Conduct Rules have been complied with in full;
- 6.9.2.4 he pays to the Association the fees pertaining to such certificate as determined by the Association from time to time;
- 6.9.2.5 the transferee acknowledges that he/she is aware of the building time restriction pertaining to the Residential Erf acquired and undertakes to comply therewith; and
- 6.9.2.6 the transferee completes and signs an Information Schedule as prescribed by the Trustees..
- 6.9.3 the Estate Agent appointed by the Registered Owner for the purposes of securing a Purchaser in respect of his Residential Erf has been accredited by the Association, unless the Trustees otherwise agree.
- 6.9.4 the Registered Owner utilizes a Deed of Sale , the terms whereof are to the satisfaction of the Trustees.
- 6.10 In the event that the Registered Owner should fail to commence / complete construction in accordance with the provisions of Clause 5.2.2 hereof, the following shall apply:
- 6.10.1 the Association shall be entitled to clear the Residential Erf of all alien and/or other vegetation, rocks, or such other deposits as it may deem fit, the cost whereof shall be for the Registered Owner's account. In addition, the Association shall be entitled to plant grass on the Residential Erf and maintain and irrigate same at the cost of the Registered Owner in the event that the Registered Owner should fail to commence construction within the stipulated 5 (five) year period, for the period beyond the prescribed commencement date until such time as the Registered Owner commences construction, or in the event of non-completion of the construction within the prescribed period, for the period commencing from the prescribed completion date until the completion of the construction;
- 6.10.2 the Registered Owner shall pay double the amount of levies payable by the Registered Owner in respect of each month or part thereof beyond the prescribed commencement date that the Owner has not commenced construction on the Residential Erf;
- 6.10.3 the Registered Owner shall pay triple the amount of levies payable by the Registered Owner in respect of each month or part thereof extending beyond a period of 12 (twelve) months calculated from the date of commencement of construction.
- 6.10.4 The Association shall cancel the levies charged to the account of the registered Owner in terms of Clause 7.10.2 in the following circumstances:
- 6.10.4.1 In the case where the Erf was registered in the name of the Registered Owner on or before the prescribed commencement date if the Registered Owner hands in building plans for the Erf within two (2) months from 26 September 2013 and commence building within six (6) months of handing in the building plans.
- 6.10.4.2 In the case where the Erf is registered in the name of the Registered Owner after the prescribed commencement date and the Registered Owner hands in building plans for the Erf within two (2) months from the date of transfer into his name and commence building within six (6) months of handing in the building plans.
- 6.11 No Member shall be entitled to take occupation or allow any other person to take occupation of any dwelling or part thereof erected upon his Residential Erf until such time as the construction of such dwelling and the landscaping of the erf has been fully completed and the Association has issued a Certificate of Completion in respect of such dwelling. In the event that a member should take occupation or allow occupation to be taken of his dwelling or part thereof, without first obtaining a Certificate of Completion from the Association, then and in such event the Association shall be entitled, without prejudice to any other rights that it may have, to have the Member and/or all persons occupying the dwelling or part thereof, evicted therefrom or to refuse the Member and/or all persons occupying the dwelling or part thereof access to the Estate, or to charge such penalty levies as may be determined by the

Association from time to time, calculated from the date upon which the said Member took occupation of the dwelling and the date upon which the Certificate of Completion is finally issued.

- 6.12 Members shall be responsible to landscape and maintain, at their own cost, the road verge/s separating their erf from the road/s, it being recorded that when the erf is located on a corner, there will be at least two road verges separating their erf from the surfaced road/s..
- 6.13 In as much as Members are entitled to the use and enjoyment of certain facilities within the Development, including the Lifestyle Centre and Private Open Spaces, Membership for this purpose only shall extend to the following persons:
- 6.13.1 where the Member is a natural person, membership shall extend to that Member's spouse / common-law partner and any dependent children born of their marriage or union and residing with them (hereinafter referred to as "the family");
- 6.13.2 where the Member is a company, membership shall extend to the family of one director / shareholder only, alternatively to the various directors / shareholders of such company, subject to a maximum of 10 (Ten) directors / shareholders;
- 6.13.3 where the Member is a close corporation, membership shall extend to the family of one Member only, alternatively to the various Members of such close corporation, subject to a maximum of 10 (Ten) Members;
- 6.13.4 where the Member is a trust, membership shall extend to the family of one of the trustees / beneficiaries of the Trust, alternatively to the trustees and beneficiaries of such trust, subject to a maximum of 10 (Ten) trustees / beneficiaries; and
- 6.13.5 where the Member is the Developer, membership shall extend to any 10 (Ten) persons so nominated by the Developer from time to time.

## **7. APPROVAL FOR PROPOSED WORK**

- 7.1 A Registered Owner shall not without the prior written approval of the Association:
- 7.1.1 erect any building and/or structures of any nature whatsoever on his Erf;
- 7.1.2 make any changes, additions or alterations to existing buildings and/or structures on his Erf, including changes to external colour scheme;
- 7.1.3 erect or construct any pergolas, patio awnings, shade ports, car ports, washing lines, satellite dish, television, radio or any other type of antennae, wendy houses, walls or any other structures which may affect the external appearance of the improvements on his Erf.
- 7.2 The consent of the Association as contemplated in Clause 8.1 may only be given:
- 7.2.1 after detailed plans of the proposed work as prepared by an architect / designer who has been accredited by the Association, have been submitted to the Association;
- 7.2.2 if the proposed work complies with the documents and requirements set out in clause 4.1 above;
- 7.2.3 if the Member has made payment of all costs which may be incurred in obtaining this approval, including any scrutiny fees as determined by the Trustees from time to time;
- 7.2.4 if the Member and the Builder have undertaken to comply with the OEMPs and have entered into a contract with the Association in this regard;
- 7.2.5 if the Builder appointed by the Member has been accredited by the Association;

it being recorded however that, notwithstanding the aforesaid, the Association may refuse to grant consent in respect of any of the structures referred to in Clause 8.1.3.

- 7.3 The Trustee Committee shall be entitled to determine a scrutiny fee from time to time, which shall be payable by the Member in respect of the scrutiny and approval of plans by the Association of the proposed work, payable in full to the Association upon first lodgement of any plans relating to the proposed work to the Association.
- 7.4 The Trustee Committee shall be entitled to determine a Sidewalk Deposit and a Builders' Management Fee, payable by a Registered Owner so as to provide for the repairs of damage caused by the Registered Owners' builder as well as for the

management and control of the building process on his erf, which deposit and fee shall be payable by the Registered Owner concerned in such amount and on such terms and conditions as may be determined by the Trustee Committee from time to time.

- 7.5 After obtaining the written approval of the Trustees for the proposed work, the Member shall submit the building and landscaping plans (if applicable) to the Council for approval, with the approval of the Trustees evidenced by an endorsement of the relevant plans as well as the payment of any fees payable to the Council for the scrutiny and approval of the plans by the Council.
- 7.6 After obtaining the approval of the Council for the proposed work, the member shall comply with all conditions imposed by the Council and/or the Association.
- 7.7 It is recorded that all residential structures to be erected upon the Estate shall comply with the provisions of the Design Manual, which Design Manual was approved by the Local Authority. Accordingly, and to the extent that any work to be so undertaken and which complies with the Design Manual amounts to a departure of the Local Authority's planning guidelines or other provisions, the Member hereby irrevocably consents to such departure and hereby irrevocably authorises and empowers the Association to perform such acts and sign such documents as may be necessary so as to allow such departure to be approved.

## **8. LEVIES**

- 8.1 Only the owners of Residential Erven shall be jointly liable for expenditure incurred by the Association and as such, no other members shall be liable to pay any levies to the Association.
- 8.2 The Trustee Committee shall from time to time, determine the total amount of levies payable by owners of Residential Erven, as well as the amount of levies payable by each such individual member for the purpose of meeting all the expenses which the Association has incurred, or which the Trustee Committee reasonably anticipates the Association will require in respect of:
- 8.2.1 facilities and services in connection with the Estate including, the Lifestyle Centre and the Croydon Olive Enterprise (it being recorded that, to the extent that the Company is not in a position to finance the costs of the Croydon Olive Enterprise, such costs shall be born by the Association who will, in turn, recover such costs from its members, provided however that the portion of the levies to be allocated to the costs of the Olive Enterprise shall not exceed 30% of the levy) subject to the condition however that the Developer shall, during the Development Period, be obliged to contribute to the Company any shortfall relating to the operational expenses of the Company;
- 8.2.2 the payment of all expenses necessarily or reasonably incurred or to be incurred in connection with the management of the Association and its affairs; and the management and operation of the Lifestyle Centre and the Company; and
- 8.2.3 any reserves which the Trustees may deem necessary.
- 8.3 In calculating levies the Trustee Committee shall take into account income, if any, earned by the Association, the Lifestyle Centre and the Company and the penalties payable in terms of Clause 7.10.
- 8.4 In the case of the transfer from the Developer to the First Owner of a Residential Erf, such Owner shall be liable to pay levies with effect from the first month following the month in which the Member takes transfer of the Residential Erf in his name. The Registered Owner who is the Transferor of the Residential Erf shall accordingly be liable for the payment of levies calculated up to the last day of the month during which the transfer takes place to the Transferee and accordingly shall not be entitled to a refund from the Association of any levies calculated from the date of transfer to the end of the month in which the transfer took place. In the case of transfers of Residential Erven other than from the Developer to the First Owner, the Transferee shall be liable to pay levies as from the date of registration of the transfer.
- 8.5 The Trustee Committee shall estimate the amount which shall be required by the Association to meet the expenses during each year, together with such estimated deficiency, if any, as shall result from the preceding year, and shall determine a levy payable by the Members equal to or as near as is reasonably practical to such estimated amount. The Trustee Committee may include in such levies an amount to be held in reserve to meet anticipated future expenditure not of an annual nature. Every such levy shall be payable by equal monthly instalments due in advance on the first day of each and every succeeding month of such year and shall be paid by way of a debit order in favour of the Association or by any other method as determined by the Trustee Committee from time to time.
- 8.6 The first levy so determined shall automatically increase by a minimum of 10% (ten percent) per annum compounded effective as from the commencement of the financial year following the date of incorporation of the Association, unless the Association should otherwise decide at an Annual or Special General meeting.

- 8.7 The Trustee Committee, may from time to time, raise Special Levies payable by the Members in respect of all such expenses as are mentioned in Clause 8.2, and may decide that such levies be paid in one lump sum or by such instalments and at such time or times as the Trustee Committee shall think fit.
- 8.8 Any amount due by a Member by way of a levy shall be a debt due by him to the Association. The obligation of a Member to pay a levy shall, subject to the provisions of Clause 9.4 above, cease upon his ceasing to be Member of the Association, without prejudice to the Association's right to recover arrear levies. No levies paid by a Member shall under any circumstances be repayable by the Association upon his ceasing to be a Member. A Member's successor in title to a Residential Erf shall subject to the provisions of Clause 9.4 be liable as from the date upon which he becomes a Member pursuant to the transfer of that erf, to pay the levy attributable to that erf.
- 8.9 Subject to clause 9.10 all levies payable shall be borne jointly by the Members in equal shares.
- 8.10 For as long as the Developer is the Registered Owner of the Land or any portion thereof or the remainder thereof, the Developer shall not be required to pay levies as contemplated in clause 9 unless he becomes the Registered Owner of a Residential Erf as a result of it having taken transfer thereof from a subsequent owner. The Developer shall, however, for the duration of the Development Period pay the difference between the actual annual expenses incurred by the Association (as referred to in clause 8.1 above) but excluding any provisions for a reserve fund, and the aggregate of the annual levies payable jointly by the Members who are registered owners of Residential Erven each month from time to time, plus any other income earned by the Association, including *inter alia* the penalties payable by members in terms of Clause 7.10. For the avoidance of any doubt it is recorded that in determining the aggregate of individual levies payable by Members who are Registered Owners from time to time for the purposes of this clause 9.10, the aggregate shall include all levies payable by such Members, irrespective of whether or not such levies have actually been paid by those Members. In the event that there is a dispute as to the actual costs incurred by the Association and/or the difference payable by the Developer, then the dispute shall be referred to the Developer's auditor for determination who, acting as an expert and not as an arbitrator, shall make a determination which shall be final and binding on the parties. The costs of the said auditor shall be borne by the Association.
- 8.11 No Member shall be entitled to any of the privileges of membership unless and until he shall have paid all levies and any other sum (if any) which shall be due and payable to the Association in respect of his membership thereof.
- 8.12 The levies payable by Registered Owners shall be the same in respect of each Residential Erf and as such no distinction will be made with regard to the size of the Residential Erf, the price paid in respect thereof, whether or not it is improved or the extent of any improvements. Where two or more Residential Erven have been consolidated, levies shall be payable in respect of each such Residential Erf as they existed prior to consolidation and as if such consolidation had not occurred.
- 8.13 Arrear levies shall bear interest calculated at 2% above the publicly quoted prime rate of interest as charged by the Association's Bankers from time to time, from due date of payment until the actual payment, calculated monthly in arrears.
- 8.14 Any member who is arrears with his levies for a period of 60 (sixty) days shall be handed over for legal collection whereupon all payments made by any Member towards such arrears shall be allocated firstly towards legal costs (calculated as between attorney and own client including collection commission), thereafter Administration Fees, then interest and lastly levies.

## **9. DEALING WITH THE COMMON AREAS**

- 9.1 After the Development period and once transferred to the Association, neither the whole nor any portion of the Common Areas, or any improvements thereon shall be:
- 9.1.1 sold, alienated, otherwise disposed of, subdivided or transferred; or
- 9.1.2 mortgaged or encumbered in any manner whatsoever; or
- 9.1.3 subjected to any rights other than those contained in the present existing title deed of the Land, or to be imposed in the title deed(s) of the Common Area as required by any relevant authority or as contained in this Constitution, whether registered in a Deeds Registry or not, of use, occupation or servitude;

Nor shall the olive trees be replaced with any other product, or the operation of the Croydon Olive Enterprise be changed to any other business.

Unless so approved by a Special Resolution of the Members of the Association.

- 9.2 The Association is hereby empowered to take transfer and shall take title to the Common Areas at no consideration and as soon as is legally possible subject to the condition however that the Developer will only be obliged to tender transfer of the Common Areas

to the Association once all improvements thereon have been completed. Completion shall be interpreted as follows:

- 9.2.1 in respect of the olive groves, once the olive trees have been planted and irrigation systems installed;
  - 9.2.2 in respect of the Olive Processing and Production Plant, once the building has been completed and equipped;
  - 9.2.3 in respect of the Lifestyle Centre, once the building has been completed and equipped; and
  - 9.2.4 in respect of the Gatehouse, once the building has been completed and equipped.
- 9.3 The Association acknowledges that the Council shall not be responsible for, and the Association shall be solely responsible for the construction, care, repair, maintenance, cleaning, upkeep, improvements and proper control of the Common Areas, all services therein (other than services provided and/or maintained by the Council, if any) and all amenities and improvements located or to be located on or within the Common Areas.
- 9.4 The Council shall at no time in the future assume ownership of the Common Areas.

## **10. THE LIFESTYLE CENTRE**

- 10.1 During the Development Period, the Developer shall be entitled:
- 10.1.1 to use the Lifestyle Centre for marketing purposes; and
  - 10.1.2 to grant, for the duration of the Development Period, membership of the Lifestyle Centre to persons who are not Members.
- 10.2 During the Development Period the Developer may appoint an Operator to operate and manage the Lifestyle Centre, whereas after the Development Period, the Association shall have the power to do so.
- 10.3 Members will be entitled to use of the Lifestyle Centre on such terms and conditions as the Trustee Committee may prescribe from time to time;
- 10.4 The Lifestyle Centre will be for the private use of its members. However, the Association is entitled to grant additional membership to persons who are not Members so as to ensure the financial sustainability of the Lifestyle Centre.
- 10.5 In the event that a Member should lease his property for a period of not less than 12 (twelve) months, then and in such event the Member's right to use the Lifestyle Centre shall be transferred to the Tenant of the Member's property for the duration of such lease.

## **11. CROYDON OLIVE ENTERPRISE**

- 11.1 The operation of the Olive Enterprise will be undertaken by the Company for its own account which will have as one of its main objects the production, processing, marketing and sale of olives and related products which at the election of the Company, may be marketed under the banner of the Estate.
- 11.2 Once the Olive trees within the Estate bears olives capable of being processed, the Association shall be obliged to supply all of its olives to the Company. Inasmuch as the Association has an obligation to provide each of its Members with 6 litres of olive oil and 6 kilograms of table olives (gross weight inclusive of brine), per annum, or 12 litres of olive oil if the Trustees of the Association decide not to produce table olives, the Association shall ensure that it supplies the Company with sufficient olives, if possible, so as to enable the Company to process the said olives and/or olive oil for and on behalf of the Association, and in respect of which there shall be no charges levied by the Company to the Association. It is recorded that the obligation of the Company to produce the table olives and/or olive oil as aforesaid is dependent upon the Association supplying the Company with sufficient olives so as to enable the Company to produce the olive oil and/or table olives which the Association is required to supply its Members. In respect of those olives as supplied by the Association to the Company as may exceed their requirements for the processing the table olives and/or olive oil for the Members, such olives shall be acquired by the Company from the Association at such price as may be agreed between the Association and the Company, and failing such agreement, at the ruling market price payable for the same quality and type of olives at the time.
- 11.3 Each Member's entitlement to receive the olive oil and table olives as aforesaid is subject to such Member not being in arrears with his levies due to the Association. Members shall also be afforded the opportunity of purchasing excess olive oil or other olive products so produced by the Company, if any, at such a price and in such an amount as may be determined from time to time by the Company, and also to have access to the Olive Cellar and orchards upon such terms and conditions as the Company and/or

the Trustees may decide from time to time. Due to space constraints, should any member fail to collect or arrange for the delivery of such olives and olive oil within 3 months from whence it became available, then and in such event the member shall forfeit such entitlement in favour of the Company without compensation.

- 11.4 During the Development Period the sole shareholder of the Company shall be the Developer and after the Development Period, the sole shareholder of the Company shall be the Association.
- 11.5 Notwithstanding the fact that the Association is the shareholder of the Company after the termination of the Development Period, the Members shall not have any claim of any nature whatsoever in respect of the capital, assets, reserves or profits of the Company. Any dividends declared shall remain vested with the Association for the purposes of covering the current and future costs of the Association.
- 11.6 Upon termination of the Development Period, the Developer shall transfer to the Association free of any consideration the shares in the Company and the Association shall be obliged to take delivery thereof. However, the Association shall be liable to pay any taxes and/ or duties which may become payable pursuant to and arising from the transfer of the said shares. The Developer shall however ensure that, at the time of transfer of the shares as aforesaid, the liabilities of the Company will not exceed its assets in the books of account of the Company. Any costs or taxes payable in respect of the said transfers shall be paid by the Association.
- 11.7 After the Development Period, the Developer shall be entitled to hold a maximum of 4 (four) marketing functions per annum in perpetuity at the Croydon Olive Processing and Production Plant and its associated facilities, upon such terms and conditions as may be agreed between the Developer and the Company and/or the Association.
- 11.8 The Members acknowledge that they are aware of the fact that the Company and/or the Association will be conducting its business operations upon the Estate and that such operations will include *inter alia*, ploughing, planting, weeding, picking of olives, spraying, the processing, production and sale of olives, on week days, weekends and public holidays, which will result in labour activity and industrial noise and do hereby agree to allow the Company to so conduct its business without protest or intervention.
- 11.9 During the Development Period, the Developer, and thereafter the Association, shall be entitled to conclude Agreements on behalf of the Company with other Estates, regarding but not limited to the purchase of their olives, the production, processing and sale of olives and related products any other matter as the Company may decide.
- 11.10 It is recorded that the Developer has concluded an Agreement of Lease with the Company in terms of which the Developer, and once same comes into existence, the Association will rent to the Company, who in turn will hire from the Association, the land, buildings and other fixtures and equipment making up and/or comprising of the Croydon Olive Enterprise, including the Olive Processing and Production Plant.
- 11.11 Should the Developer or one of its associated Companies establish a Club referred to in Clause 41.1 below, the members of the said Club shall be entitled, *inter alia*, to acquire olives from the Company and the use of its facilities, upon such terms as the Developer may decide from time to time.

## 12. SERVICES

- 12.1 With effect from the date upon which the Association is created in terms of clause 2, the obligation to maintain and repair Services (save to the extent that Council has agreed to assume the obligation to maintain and repair any of such services), and for the maintenance, upkeep and operation of the Lifestyle Centre and Croydon Olive Enterprise, shall pass from the Developer to the Association.
- 12.2 The Council may, at its discretion, elect to assume the obligation to repair and maintain water, sewerage and electricity services ("the Council Services") on the Estate, provided that a written agreement is concluded between the Council and the Association which agreement shall include the following provisions:
  - 12.2.1 the Council Services will be provided to each Member on an individually metered basis;
  - 12.2.2 the Association shall allow the Council's staff 24 (twenty-four) hour access to all elements of the systems on the Estate in respect of Council Services;
  - 12.2.3 all elements of the systems in respect of Council Services must comply fully with the Council's specifications and requirements;

- 12.2.4 Council shall, after repairs to systems in respect of Council Services, only be obliged to re-instate roads, verges, footways and the like to such reasonable standards as may be applicable in non-private townships. Any further reinstatements over and above such standard shall be undertaken by the Association at its cost;
- 12.2.5 the Association indemnifies the Council (or its duly appointed agent) against any responsibility for payment for repairs of any damage to roads, walls, fences, verges and the like which may be caused by the Council's vehicles or staff on the Estate;
- 12.2.6 full servitude rights of way will be granted by the Association to the staff of the Council, and their vehicles, along all roads and pipeline cable routes for the purposes of inspection, maintenance and repair of the Council Services;
- 12.2.7 the Common Area shall be metered and the Association shall be liable for the payment of all costs relating to Council Services.
- 12.3 The Association shall be responsible for internal collection of refuse on the Estate which shall be removed from the Estate by the Council from a centralised collection point. The cost of the internal refuse collection will be borne by the Association and paid for through the levies.

### **13. MANAGER**

- 13.1 During the Development Period, the Developer shall be entitled to appoint a manager or managers (individuals or corporations) to manage the affairs of the Association, the Lifestyle Centre and the Company. It shall be within the absolute discretion of the Developer to determine the terms and conditions of the appointment of such a manager or managers, including the fees and/or remuneration payable.
- 13.2 Any fees and /or remuneration payable to the Manager shall be paid by the Association and not the Developer, save and except in the instance of the Croydon Olive Enterprise, in which instance the said fees will be paid by the Company.
- 13.3 The appointment of the Manager may extend beyond the Development Period, provided that the Developer shall endeavour to procure, when making such appointment, that the appointment may, if so required by the Association at a General Meeting, and subject to the requirements of the law, be terminated on reasonable notice after the end of the Development Period.
- 13.4 After the Development Period, the Association shall be responsible for the appointment of any successive managers, it being contemplated that the affairs of the Association shall at all times be entrusted to a professional manager with appropriate executive powers so as to conform to the requirements of good corporate governance.
- 13.5 Subject to this Constitution and the terms of his appointment, the Manager shall have the full power to manage and control the business and affairs of the Association, and may exercise all such powers of the Association and do all acts on behalf of the Association as may be exercised by the Association itself.
- 13.6 All instructions issued to the Manager by the Association shall only be issued by the Chairman of the Trustees of the Association; or his duly authorised delegate(s). The Manager shall not be required to act upon any instruction received from Trustees other than the Chairman or from a member of the Association.

### **14. CONTRACTS AND REGULATIONS**

- 14.1 Without limiting the powers referred to in Clause 20 hereof, the Trustee Committee may from time to time:
- 14.1.1 make regulations governing, *inter alia*:
- 14.1.1.1 the Members' rights of use, occupation and enjoyment of the Common Areas;
- 14.1.1.2 the external appearance of and the maintenance of the Common Areas and the buildings or other improvements erected thereon;
- 14.1.1.3 the erection of any buildings and/or structures of any nature whatsoever, and the alteration, modification and renovation to such buildings and/or structures on Residential Erven, subject always to the Design Manual and the requirements of the Council;
- 14.1.1.4 the conduct of Members generally as set out in the Homeowners Code of Conduct as amended from time to time by the Trustees;

- 14.1.2 enter into agreement(s) with the local authorities governing the matters set out in sub-Clause 15.1 and any other incidental matters;
- 14.1.3 enter into agreement(s) with the Council and other parties for the provision of Services on the Estate, or enter into agreements with other estates as envisaged in Sub-Clause 5.17;
- 14.1.4 impose penalties which it considers appropriate in its sole discretion against Members who are in default of any of their obligations in terms of this Constitution and the Homeowners Code of Conduct, including the terms of payment of such penalties. Without detracting from the generality of the foregoing, the Trustees shall be entitled to impose penalties in the event of a Member not commencing or completing construction of his dwelling as provided in clause 4.2.2.
- 14.2 The Association shall enter into an Environmental Contract with the Council, which shall, *inter alia*, include the following conditions:
  - 14.2.1 the Association shall undertake responsibility for the monitoring and enforcement of the OEMPs during the construction of dwellings on the Residential Erven;
  - 14.2.2 the Association shall ensure that each Registered Owner together with his Builder complies with the provisions of the OEMPs;
  - 14.2.3 If so required, the Association shall ensure that, prior to the construction of dwellings on the Residential Erven, a suitably qualified person is appointed as an Environmental Site Officer to ensure compliance by the Registered Owners and the Builders with the OEMPs, the costs whereof shall be born by the Registered Owner concerned.
- 14.3 Each Member undertakes to the Association that he shall comply with:
  - 14.3.1 the provisions of this Constitution;
  - 14.3.2 any regulations made in terms of sub-Clause 15.1.1;
  - 14.3.3 any agreements referred to in sub-Clause 15.1.2 insofar as those agreements either directly or indirectly impose obligations on him.

**15. BREACH**

- 15.1 Should any Member:
  - 15.1.1 fail to pay on due date any amount due by that Member in terms of this Constitution or any regulation made thereunder and remain in default for more than 7 (seven) days after being notified in writing of such default by the Trustee Committee; or
  - 15.1.2 commit any other breach of the provisions of this Constitution or any regulation made thereunder and fail to commence remedying that breach within a period of 7 (seven) days after the receipt of written notice to that effect by the Trustee Committee and complete the remedying of such breach within a reasonable time;

then and in either such event, the Trustee Committee shall be entitled on behalf of the Association, without prejudice to any other rights or remedies which the Trustee Committee or the Association or any other Member may have in law, including the right to claim damages:

- 15.1.3 to institute legal proceedings on behalf of the Association against such Member for payment of such overdue amount or for performance of his obligations in terms of this Constitution or any regulation made thereunder, as the case may be; or
- 15.1.4 in the case of Clause 16.1.2, to remedy such breach and immediately recover the total costs incurred by the Trustees or the Association in so doing from such Member.
- 15.2 Should the Trustee Committee institute any legal proceedings against any Member pursuant to a breach by that Member of this Constitution or any regulation made thereunder, then without prejudice to any other rights which the Trustee Committee or the Association or any other Member may have in law, the Trustee Committee / Association / Member (as the case may be) shall be entitled to recover from such Defaulting Member all legal costs incurred by it, including attorney and own client charges calculated on the non-litigious tariff recommended by the Legal Practice Council (or its successors), tracing fees and collection commission.
- 15.3 Without prejudice to all or any of the rights granted to the Trustee Committee of the Association under this Constitution, should any

Member fail to pay any amount due by that Member on due date, then such Member shall pay interest thereon calculated at 2% (two percent) above the publicly quoted prime rate of interest charged by the Association's bankers from time to time calculated from the due date of payment until the actual date of payment of such amount. A certificate issued by the Association's bankers as to the prime rate applicable shall constitute *prima facie* proof thereof.

## 16. CESSATION OF MEMBERSHIP

No Member ceasing to be a Member of the Association for any reason shall, (nor shall any such Member's executor, curators, trustees or liquidators) have any claim upon or interest in the funds, reserves or other property of the Association or of the Company. Without limiting the generality of this Clause, the said Member shall have no claim in respect of any dividends paid or to be paid by the Company to the Association. This clause shall be without prejudice to the rights of the Association to claim from such Member or his estate any arrears of levies or other sums due from him to the Association at the time of his so ceasing to be a Member.

## 17. MANAGEMENT AND TRUSTEES

17.1 During the Development Period, the affairs of the Association shall be managed and controlled by a Board of Trustees (the "Trustee Committee") consisting of 7 (seven) Trustees, 5 (five) of whom shall be representatives of the Developer nominated and appointed to the Board of Trustees by the Developer and the remaining 2 (two) to be nominated by the Developer and elected by majority votes by Members of the Association at a general meeting. Until such time as the first general meeting is held at which the 2 (two) trustees referred to as aforesaid are elected, the Board of Trustees shall comprise of solely the Developer Trustees who shall be entitled to represent the Association.

17.2 Upon the expiry of the Development Period a general meeting of members shall be called for the purpose of electing the 7 (seven) Trustees.

17.3 The 2 (two) Trustees contemplated in clause 18.1, and after the Development Period, all the Trustees, shall after proposal and seconding, be elected by ballot or show of hands (if the meeting so determines) of those members who attend the general meeting of the Association, and successive Trustees shall be elected likewise at each successive annual general meeting of the Association, provided that no member shall be eligible for election unless he shall have been duly nominated and seconded in writing by other members and such written nomination, duly endorsed by the nominee, shall have been handed or emailed to the secretary or Managing Agent of the Association not later than the day preceding the meeting and provided further that such nominee's levies and all other fees due to the Association shall have been paid up to date.

17.4 A trustee need not be a Registered Owner.

17.5 The Trustee Committee shall consist of a chairperson, vice chairperson, secretary/treasurer and 4 (four) trustees. The Trustees shall from their ranks elect a Chairperson, vice-Chairperson and secretary/treasurer, provided that the Chairperson and Vice-Chairperson, shall for the duration of the Development Period, be Developer Trustees. A quorum for any meeting of the Trustee Committee shall consist of 4 (four) trustees, of which 3 (three) shall comprise Developer Trustees during the Development Period. Should a quorum not be formed as aforesaid, the meeting shall stand adjourned until a time to be decided upon by the chairperson. All matters at any meeting shall be determined by a majority of those present and voting. In the event of an equality of votes, the chairman of any meeting shall have a casting vote.

17.6 The trustees, except for the Developer Trustees during the Development Period, shall cease to hold office:

17.6.1 at every annual general meeting, but shall be eligible for re-election;

17.6.2 by written notice to the Trustee Committee if he resigns his office;

17.6.3 if he is removed from office by the majority vote of the trustees;

17.6.4 if he absents himself from 3 (three) consecutive meetings of the trustees without leave of absence;

17.6.5 upon his Estate being sequestrated, whether provisionally or finally;

17.6.6 upon the commission by him of any act of insolvency; or

17.6.7 upon his conviction of any offence involving dishonesty.

17.7 Vacancies on the Trustee Committee may be filled by co-option at the instance of the majority vote of the Trustees in office at the

time.

- 17.8 Trustees shall receive no remuneration, but will be entitled to a refund of reasonably incurred expenses in the execution of their duties.
- 17.9 No Trustee shall be liable to the Association or any Member thereof or to any other person whomsoever, for any act or omission by himself, the Association or its servants or agents. Every Trustee is indemnified by the Association against any loss suffered by him in consequence of any purported liability provided that such Trustee has, upon the basis of information known to him, acted in good faith, without intent and without gross negligence and/or without dishonesty.
- 17.10 Meetings of the Trustees shall be held as frequently as may be decided by the Trustee Committee, and minutes shall be kept of all meetings and decisions.
- 17.11 Proper books of account of the administration and finances of the Association shall be kept and financial accounts shall be audited annually by the Auditors.

## **18. OFFICE OF TRUSTEES**

- 18.1 Subject to clause 18.5, the Trustees shall appoint from amongst themselves, a Chairperson and Vice-Chairperson.
- 18.2 Subject to Clause 18.6, the Chairperson and Vice-Chairperson shall hold their respective offices until the First Annual General Meeting following the date of their appointment, provided that any such office shall *ipso facto* be vacated by the Trustee holding such office upon his ceasing to be a Trustee for any reason.
- 18.3 Subject to the rights of the Developer as set out in clause 18.5 above, within 7 (seven) days of the holding of such Annual General Meeting, the Trustee Committee shall meet and shall elect from its own number the Chairperson and Vice-Chairperson, who shall hold their respective offices until the Annual General Meeting held next after their said appointment, provided that the office of the Chairperson or Vice-Chairperson shall *ipso facto* be vacated by the Trustee holding such office upon his ceasing to be a Trustee for any reason. No one Trustee shall be appointed to more than one of the aforesaid offices. In the event of any vacancy occurring in any of the aforesaid offices at any time, the Trustee Committee shall immediately meet to appoint one of their number as a replacement in such office, subject however to the rights of the Developer as set out in clause 18.5 above.
- 18.4 Save as otherwise provided herein, the Chairperson shall preside at all meetings of the Trustee Committee, and all general meetings of Members, and shall perform all duties incidental to the office of the Chairperson and such other duties as may be prescribed by the Trustee Committee or of Members, and to allow or refuse to permit invitees to speak at any such meetings, provided however, that any such invitees shall not be entitled to vote at any such meetings.
- 18.5 The Vice-Chairperson shall assume the powers and duties of the Chairperson in the absence of the Chairperson, or his inability or refusal to act as Chairperson, and shall perform such other duties as may from time to time be assigned to him by the Chairperson or the Trustee Committee.
- 18.6 Trustees shall be entitled to be repaid all reasonable and bona fide expenses incurred by them respectively in connection with the performance of their duties as Trustees and/or Chairperson, Vice-Chairperson, as the case may be, but save as aforesaid, shall not be entitled to any other remuneration fees or salary in respect of the performance of such duties.

## **19. FUNCTIONS AND POWERS OF THE TRUSTEE COMMITTEE**

- 19.1 Subject to the express provisions of this Constitution, the Trustee Committee shall manage and control the business and affairs of the Association, shall have full powers in the management and direction of such business and affairs and, save as may be expressly provided herein, may exercise all such powers of the Association, as are required to be exercised or done by the Association in general meeting, subject nevertheless to such regulation as may be prescribed by the Association in general meeting from time to time, provided that no regulation made by the Association in general meeting shall invalidate any prior act of the Trustee Committee which would have been valid if such regulation had not been made.
- 19.2 The Trustee Committee shall have the right to vary, cancel or modify any of its decisions and resolutions from time to time.
- 19.3 The Trustee Committee may, should it so decide, investigate any suspected or alleged breach by any Member or Trustee in such reasonable manner as it shall decide from time to time.
- 19.4 The Trustee Committee may make regulations not inconsistent with this Constitution, or any regulations prescribed in the Association in general meeting:

- 19.4.1 as to disputes generally;
- 19.4.2 for the furtherance and promotion of any of the objects of the Association;
- 19.4.3 for the better management of the affairs of the Association;
- 19.4.4 for the advancement of the interests of Members;
- 19.4.5 for the conduct of Trustee Committee meetings and general meetings;
- 19.4.6 to assist it in administering and governing the Association's activities generally;

and shall be entitled to cancel, vary or modify any of the same from time to time.

- 19.5 Save as otherwise provided in this constitution, the trustees shall at all times have the right to engage on behalf of the Association, the services of accountants, auditors, attorneys, advocates, architects, engineers, town planners, managing agents, environmental consultants, and any other person or firm and/or any other employee/s whatsoever, for any reasons thought necessary by the trustees and on such terms as the trustees shall decide.
- 19.6 The Trustees shall further have the power to:
  - 19.6.1 require that any construction of any sort on the Estate shall be supervised to ensure that the provisions of this constitution and the Estate rules are complied with and that all such construction is performed in a proper and workmanlike manner;
  - 19.6.2 issue architectural and landscape design manuals, environmental management plans and contracts or instructions in respect of the Estate, and to ensure that these documents and instructions are complied with at all times;
  - 19.6.3 determine the criteria for the accreditation of architects, builders, estate agents and other service providers or contractors employed by Registered Owners or the Association.
  - 19.6.4 enter into agreements with other developments located in close proximity to the Estate with regard to the sharing of facilities or services or with a view of sharing the cost of services, including but not being limited to security, landscaping, gardening and agricultural services.
  - 19.6.5 operate the Company and appoint directors to its Board of Directors.
- 19.7 The trustees shall have the right to appoint sub-committees consisting of such number of their members and such outsiders, including a Manager as they deem fit and to delegate to such sub-committees such of their functions, powers and duties as they deem fit, with further power to vary or revoke such appointments and delegations as the trustees may from time to time deem necessary.
- 19.8 The trustees may appoint an architectural review committee to exercise the powers set out above in clause 20.7. Members of the architectural review committee shall not be required to be Members of the Association.
- 19.9 Except for any buildings, out-buildings, structures, additions or alterations to be erected or effected by the Developer, on non-residential erven, all plans for buildings, out-buildings, structures, additions and alterations shall be approved by the Trustees or architectural review committee (if so appointed), or any person designated by them for the purpose.
- 19.10 The Trustees shall further have the power to make, vary, delete Estate and/or Conduct Rules and/or the Design Manual, in regard to any matter which they may deem necessary, and/or waive compliance or allow a departure of any prescription thereof, including but not limited to:
  - 19.10.1 the siting of all buildings and improvements on the Erven, the use of motor vehicles and the parking of vehicles, including trucks, caravans, trailers and boats and the use of the roads;
  - 19.10.2 the use of Common Areas, the Croydon Olive Enterprise, the Lifestyle Centre, Gymnasium and the restrictions for the use and enjoyment thereof;
  - 19.10.3 the right to prohibit, restrict or control the keeping of any animals which they regard as dangerous or a nuisance;
  - 19.10.4 the conduct of any persons within the Estate for the prevention of nuisance of any nature to any member;

- 19.10.5 the use of services, including water, electricity and refuse removal, Lifestyle Centre, recreational areas, amenities and facilities including the right to charge a reasonable fee for the use thereof;
- 19.10.6 the furtherance and promotion of any of the objects of the Association and/or for the better management of the affairs of the Association and/or for the advancement of the interests of the members and/or the residents of the Estate;
- 19.10.7 the maintenance of all buildings, out buildings, structures, improvements of any nature and landscaping of Erven on the Estate;
- 19.10.8 the control of the number of occupiers permitted on any one Residential Erf;
- 19.10.9 the admission of any person to the Estate, and the eviction of any person not entitled to be thereon;
- 19.10.10 maintenance of Common Areas;
- 19.10.11 refuse disposal;
- 19.10.12 use of waterways, dams and amenities relating thereto and the sinking of boreholes;
- 19.10.13 installation of air conditioning units and television and radio antennae and/or satellite dishes;
- 19.10.14 littering;
- 19.10.15 responsibility of the members for the activities of domestic employees and their guests and access of such persons to the Estate;
- 19.10.16 security;
- 19.10.17 letting and re-selling of Erven;
- 19.10.18 the imposition of fines and other penalties;
- 19.10.19 the accreditation of Estate agents for sales and re-sales of Residential Erven and the appointment of an exclusive on-site Estate Agent or Agents to conduct sales and re-sales;
- 19.10.20 the accreditation of architects in respect of the submission of plans for any works to be conducted on Residential Erven, as well as Conduct Rules applicable to such Architects;
- 19.10.21 the accreditation of builders contracted to conduct construction work on Residential Erven;
- 19.10.22 the accreditation of service providers or contractors in respect of work to be conducted on behalf of members or the Association on the Estate; and
- 19.10.23 generally in respect of all such other matters which the Trustees may deem necessary.
- 20.11 For the enforcement of any of the rules made by the trustees in terms of this clause, or of any of the provisions of this constitution generally, the trustees may:
  - 20.11.1 give notice to the member concerned requiring him to remedy such breach within such period as the trustees may determine; and/or
  - 20.11.2 take or cause to be taken such steps, as they may consider necessary to remedy the breach of the rule or provision of which the member may be guilty, and debit the cost of so doing to the member concerned, which amount shall be deemed to be a debt owing by the member concerned to the Association and as such will be placed on the levy account of the said member; and/or
  - 20.11.3 take such action including the imposition of a fine, proceedings in court, or the discontinuation of any services provided by the Association to owners in the event that such owners have defaulted with the payment in respect of such services.
- 20.12 Should the trustees institute any legal proceedings against any Member or resident on the Estate for the enforcement of any of the rights of the Association in terms hereof, the Association shall be entitled to recover all legal costs so incurred from the Member or resident concerned, calculated as between attorney and own client, including tracing fees and collection commission.

- 20.13 In the event of any breach of the rules by the Members or any Member's household or his guests or lessees, such breach shall be deemed to have been committed by the Member himself, who shall be jointly and severally liable with such wrongdoer to and in favour of the Association. However, without prejudice to the foregoing, the trustees may take or cause to be taken such steps against the person actually committing the breach as they may in their discretion deem fit.
- 20.14 Notwithstanding anything to the contrary herein contained, the trustees may in the name of the Association enforce the provisions of any rules by criminal action or civil application or action in a court of competent jurisdiction or the Community Schemes Ombud Services and for this purpose may appoint attorneys and counsel, as they may deem fit.
- 20.15 The Association may in general meeting itself make any rules in regard to any matter and may also vary or modify any rule made by it or by the trustees from time to time.
- 20.16 The Trustees shall have the authority to approve unbudgeted capital expenditure (CAPEX) in total for a financial year to a maximum of 5% of the annual levy for the said financial year. CAPEX in excess of this limit must be approved by the members at a SGM.
- 20.17 The Association shall generally have the power and shall perform the functions so as to implement and invoke the objects of the Association referred to in Clause 5.

**20. PROCEEDINGS OF THE TRUSTEE COMMITTEE**

- 20.1 The Trustee Committee may meet together for the dispatch of business, adjourn and otherwise regulate their meetings as they think fit, subject to any provisions hereof.
- 20.2 Meetings of the Trustee Committee shall be held at least once every quarter, provided that if all the Trustees shall in writing have waived the above requirement in respect of a particular quarter, then no meeting of the Trustee Committee need be held for that quarter.
- 20.3 The quorum necessary for the holding of any meeting of the Trustee Committee shall be 4 (four) of whom 3 (three) Trustees, shall be Developer Trustees, during the Development period.
- 20.4 The Chairperson shall preside as such at all meetings of the Trustee Committee, provided that should at any meeting of the Trustee Committee the Chairperson not be present within 15 (fifteen) minutes after the time appointed for the holding thereof, then the Vice-Chairperson shall act as Chairperson at such meeting, provided further that should the Vice-Chairperson also not be present within 15 (fifteen) minutes of the time appointed for the holding of such meeting, those present of the Trustees shall vote to appoint a Chairperson for the meeting provided that, for the duration of the Development Period, such Chairperson shall be appointed from the Trustees appointed by the Developer, and that Chairperson so appointed shall thereupon exercise all the powers and duties of the Chairperson in relation to such meeting.
- 20.5 A Trustee shall take minutes of every Trustee Committee meeting, although not necessarily verbatim, which minutes shall be reduced to writing without undue delay after the meeting and shall then be certified correct by the Chairperson of the meeting. All minutes of Trustee Committee meetings shall after certification as aforesaid be placed in a Trustee Committee Minute Book to be kept in accordance with the provisions of the law relating to the keeping of minutes of meetings of directors of companies. The Trustee Committee Minute Book shall be open for inspection at all reasonable times by a Trustee, the Auditors, the Members and Local Authority.
- 20.6 All resolutions recorded in the minutes of any Trustee Committee meeting shall be valid and of full force and effect as therein recorded, with effect from the passing of such resolutions, and until varied or rescinded, but no resolution or purported resolution of the Trustee Committee shall be of any force or effect or shall be binding upon the Members or any of the Trustees unless such resolution is competent within the powers of the Trustee Committee.
- 20.7 Save as otherwise provided herein, the proceedings at any Trustee meeting shall be conducted in such reasonable manner and form as the Chairperson of the meeting shall decide.
- 20.8 A resolution signed by all the Trustees shall be valid in all respects as if it had been duly passed at a meeting of the Trustee Committee duly convened.
- 20.9 Resolutions put to the vote at meetings of the Trustee Committee shall be carried by a simple majority.
- 20.10 In the case of an equality of votes, the Chairperson of the Trustee Committee shall have a casting vote.

## **21. GENERAL MEETINGS OF THE ASSOCIATION**

- 21.1 The Association shall hold a general meeting as its Annual General Meeting, in addition to any other general meetings during that year, as soon as possible after the end of each financial year, it being the intention that each Annual General Meeting shall take place not later than 3 (three) months after each financial year end. However the first Annual General Meeting shall take place on or before 30 September 2009. Notwithstanding the foregoing, the first Annual General Meeting of the Association is only required to take place by no later than the end of the financial year following which the Association comes into existence. The Association shall specify the meeting as such in the notices, in terms of Clause 23.1 below calling it.
- 21.2 Such Annual General Meetings shall be held at such time and place, subject to the foregoing provisions, as the Trustee Committee shall decide from time to time.
- 21.3 All general meetings other than Annual General Meetings shall be called special general meetings.
- 21.4 Subject to Clause 22.5 the Trustee Committee, may, whenever they think fit, convene a special general meeting.
- 21.5 Where the Members who hold at least 51% of the total votes resolve to call a special meeting, the Trustee Committee shall be obliged to call such meeting.

## **22. NOTICE OF MEETINGS**

- 22.1 An Annual General Meeting and a meeting called for the passing of a Special Resolution, shall be called by no less than 21 (twenty one) days notice in writing, and a special general meeting, other than one called for the passing of a Special Resolution, shall be called by no less than 14 (fourteen) days notice in writing. In each case, the notice shall be exclusive of the day on which it is given, and shall specify the place, the day and the hour of the meeting. In the case of a Special Resolution, the said Notice shall specify the terms, the effect of the resolution and the reasons for it.
- 22.2 A general meeting of the Association shall, notwithstanding that it is called by shorter notice than that specified as aforesaid, be deemed to have been duly called if it is so agreed:
- 22.2.1 in the case of a meeting called as the Annual General Meeting, by all the Members present and who are entitled to attend and vote thereat; and
- 22.2.2 in the case of a special general meeting, by the Developer (for the duration of the Development Period), and by a majority in number of the Members having a right to attend and vote at the meeting, being a majority together holding not less than 75% (seventy five percent) of the total number of votes.
- 22.3 The accidental omission to give notice of a meeting or of any resolution, or to give any other notification, or present any document required to be given or sent in terms of these presents, or the non-receipt of any such notice, notification or document by any Member or other person entitled to receive the same, shall not invalidate the proceedings at, or any resolution passed at, any meeting.

## **23. VENUE OF MEETINGS**

General Meetings of the Association shall take place at such place as shall be determined by the Trustee Committee from time to time.

## **24. QUORUM**

- 24.1 No business shall be transacted at any general meeting unless a quorum is present when the meeting proceeds to business. The quorum necessary for the holding of any general meeting shall be such of the Members entitled to vote, in person or proxy, as together for the time being, represent at least 20% of the total votes of all Members of the Association entitled to vote, and provided further that, for the duration of the Development Period, the Developer is present in person or by proxy.
- 24.2 If within half an hour from the time appointed for the holding of a general meeting a quorum is not present, the meeting, if convened on the requisition of Members, shall be dissolved, in any other case it shall stand adjourned to the same day in the next week, at the same place and time, or at such other place as the Chairperson of the meeting shall appoint, and if at such adjourned meeting a quorum is not present within half an hour from the time appointed for holding the meeting, the Members present shall be a quorum, provided that, for the duration of the Development Period, the Developer is present in person or by proxy.

## **25. AGENDA AT MEETINGS**

In addition to any other matter that may be required to be dealt with at an Annual General Meeting, the following matters shall be dealt with at every Annual General Meeting:

- 25.1 the Chairperson's report;
- 25.2 the election of the Trustee Committee;
- 25.3 the consideration and fixing of the remuneration of the Auditors for the financial year of the Association preceding the Annual General Meeting.
- 25.4 the consideration of the balance sheet and income statement of the Association for the last Financial Year of the Association preceding the date of such meeting.
- 25.5 the consideration and approval of the report of the Auditors; and
- 25.6 the consideration and approval of the total Levy, for the calendar year during which such annual general meeting takes place, the total Levy being the sum of all the levies to be collected from members.

## **26. PROCEDURE AT GENERAL MEETINGS**

- 26.1 The Chairperson shall preside as such at all general meetings, provided that should he not be present within 15 (fifteen) minutes after the time appointed for the holding thereof, then the Vice-Chairperson, shall act as Chairperson at such meeting, provided further that should the Vice-Chairperson also not be present within 15 (fifteen) minutes of the time appointed for the holding of such meeting, then the Members present at such meeting entitled to vote, shall vote to appoint a Chairperson for the meeting, who shall thereupon exercise all the powers and duties of the Chairperson in relation to such meeting, provided that, for the duration of the Development Period, the Chairperson shall be a Developer Trustee.
- 26.2 The Chairperson may, with the consent of any general meeting at which a quorum is present (and if so directed by the meeting) adjourn a meeting from time to time and from place to place, but no business shall be transacted at any adjourned meeting other than the business which might have been transacted at the meeting from which the adjournment took place. Whenever a meeting is adjourned for ten days or more, notice of the adjourned meeting shall be given in the same manner as if an original meeting. Save as aforesaid, the Members shall not be entitled to any notice of adjournment, or of the business to be transacted at an adjourned meeting.
- 26.3 Except as otherwise set forth herein, all general meetings shall be conducted in accordance with generally accepted practice.

## **27. PROXIES**

- 27.1 A Member may be represented at a general meeting by a proxy, who need not be a Member of the Association. The Proxy shall be entitled to vote at a general meeting on behalf of that Member. The instrument appointing a proxy shall be in writing signed by the Member concerned or his duly authorised agent in writing, but need not be in any particular form, provided that where a Member is more than 1 (one) person, any 1 (one) of those persons may sign the instrument appointing a proxy on such Member's behalf, where a Member is a company, the same may be signed by the Chairperson of the Board of Directors of the Company or by its secretary, and where an association of person, by the secretary thereof.
- 27.2 The said proxy shall be deposited by hand or via email at the office of the Association's Secretary or the Managing Agent at least 24 (twenty four) hours prior to the time appointed for the commencement of the meeting.
- 27.3 No instrument appointing a proxy shall be valid after the expiration of 12 (twelve) months calculated from the date of its execution.

## **28. VOTING**

- 28.1 Subject to the provisions of clauses 29.1.1 to 29.1.3 below, at every general meeting, the following provisions shall apply in regard to voting:
  - 28.1.1 the Developer shall, during the Development Period, have 650 (six hundred and fifty) votes, and shall in addition have 1 (one) vote for each Residential Erf, not as yet transferred by the Developer to a Purchaser or any other party. A representative of the Developer shall in person or by proxy be entitled to pass such votes;

- 28.1.2 subject to the provisions of Clause 29.1.3, every other Member in person or by proxy and entitled to vote shall have the number of votes for each Residential Erf registered in his name, as set out below, provided that if a Residential Erf is registered in more than one person's name, then they shall jointly have one vote;
- 28.1.3 in the event of two or more Residential Erven being consolidated, then the Member in question shall continue to have the same number of votes he held prior to consolidation, as if such consolidation had not taken place;
- 28.2 Save as expressly provided for herein, no person other than a Member duly registered, and who shall have paid every levy and other sum (if any) which shall be due and payable to the Association in respect of or arising out of his membership, and who is not under suspension, shall be entitled to be present or to vote on any question, either personally or by proxy, at any general meeting.
- 28.3 At any general meeting a resolution put to the vote of the meeting shall be decided on a show of hands.
- 28.4 Voting on the election of a Chairperson of a general meeting (if necessary) or on any question of adjournment, shall be decided on a show of hands by a majority of the Members present in person or by proxy, subject however to the Developer's rights in clause 18.5.
- 28.5 Every resolution and every amendment of a resolution proposed for adoption by a general meeting shall be seconded at the meeting and, if not seconded, shall be deemed not to have been proposed.
- 28.6 An ordinary resolution (that is a resolution other than a Special Resolution) shall be carried on a simple majority of all the votes cast thereon as provided for in clause 29.1 above. A Special Resolution shall be carried by a majority of no less than 75% (seventy five per cent) of the total votes of Members who are present in person or represented and who are entitled to vote. An abstention shall not be counted as a vote for or against the resolution in question. In the case of an equality of votes, the Chairperson of the general meeting shall be entitled to a casting vote in addition to its deliberative vote.
- 28.7 Unless any Member present in person or by proxy at a general meeting shall before closure of the meeting have objected to any declaration made by the Chairperson of the meeting as to the result of any voting at the meeting, or to the propriety or validity of the procedure at such meeting, such declaration by the Chairperson shall be deemed to be a true and correct statement of the voting, and the meeting shall in all respects be deemed to have been properly and validly constituted and conducted, and an entry in the minutes to the effect that any motion has been carried or lost, with or without a record of the number of votes recorded in favour of or against such motion, shall be conclusive evidence of the vote so recorded if such entry conforms with the declaration made by the Chairperson of the meeting as to the result of any voting at the meeting.
- 29.8 In the case when general meetings are not possible, or the matter is time sensitive; the Trustees may call for an ordinary resolution vote via email. The ordinary resolution will carry if at least 50% of all the members of the Association responds and a simple majority of those responding are in favour of the motion.

## **29. ACCOUNTS**

- 29.1 The Association in general meeting or the Trustee Committee, may from time to time make reasonable conditions and regulations as to the time and manner of the inspection by the Members of the accounts and books of the Association, or any of them, and subject to such conditions and regulations, the accounts and books of the Association shall be open to the inspection of Members at all reasonable times during normal business hours.
- 29.2 At each Annual General Meeting the Trustee Committee shall lay before the Association a proper income and expenditure account for the preceding financial year of the Association, or in the case of the first account, for the period since the incorporation of the Association, together with a proper balance sheet made up as at the last financial year end of the Association. Every such balance sheet shall be accompanied by proper and extensive reports of the Trustee Committee and the Auditors, and there shall be attached to the notice sent to Members convening each Annual General Meeting or as soon as possible thereafter, copies of such accounts, balance sheet and reports and of any other documents required by law to accompany the same.

## **30. AUDIT**

At least once a year, the accounts of the Association shall be examined and the correctness of the income and expenditure account and balance sheets ascertained by the Auditors.

## **31. SERVICE OF NOTICES**

- 31.1 A notice shall be in writing and shall be given or served by the Association upon any Member, by email, by hand or by post in a prepaid registered letter, properly addressed to the Member at the address of the Residential Erf owned by him.

- 31.2 No Member shall be entitled to have a notice served on him at any address not within the Republic of South Africa, but any Member may require the Association, by notice, to record an address within the Republic of South Africa which shall be deemed to be his address for the purpose of the service of notices. The notice by the Member to change his address shall be in writing and addressed to the Association by way of pre-paid registered mail or email to the Managing Agent of the Association at the time.
- 31.3 Any notice given by post shall be deemed to have been received within 5 (five) days from the date on which the letter was posted whereas a letter delivered by hand or by email shall be deemed to have been received on the same date that it was delivered.
- 31.4 The accidental omission to give notice of a meeting to, or the non-receipt of notice of a meeting by, any person entitled to receive notice, shall not invalidate the proceedings of that meeting.

## **32. INDEMNITY**

- 32.1 All Trustee Members and the Auditors shall be indemnified out of the funds of the Association against any liabilities *bona fide* incurred by them in their respective said capacities and in the case of a Trustee Member, in his capacity as Chairperson, Vice-Chairperson, whether defending any proceedings, civil, criminal or otherwise, in which relief is granted to any such person/s by the Court or Community Scheme Ombud.
- 32.2 Every Trustee Member, every servant, agent and employee of the Association, and the Auditors shall be indemnified by the Association against (and it shall be the duty of the Trustee Committee out of the funds of the Association to pay) all costs, losses and expenses (including travelling expenses) which such person or persons may incur or become liable for by reason of any contract entered into, or any act or deed done, by such person or persons in the discharge of any of his/their respective duties, including in the case of a Trustee Member, his duties as Chairperson or Vice-Chairperson. Without prejudice to the generality of the above, the Association shall specifically indemnify every such person against all losses of whatsoever nature incurred arising out of any *bona fide* act, deed or letter done or written by him jointly or severally in connection with the discharge of his duties, provided that any such act, deed or letter has been done or written in good faith.
- 32.3 A Trustee Member shall not be liable for the acts, receipts, neglects or defaults of the Auditors or of any of the other Trustee Members, whether in their capacities as Trustee Members or as Chairperson or Vice-Chairperson, or for any loss or expense sustained or incurred by the Association through the insufficiency or deficiency of title to any property acquired by the Trustee Committee for or on behalf of the Association, or for the insufficiency or deficiency of any security in or upon which any of the monies of the Association shall be invested, or for any loss or damage arising from the insolvency or tortuous act of any person with whom any monies, securities or effects shall be deposited, or for any loss or damage occasioned by any error of judgement or oversight on his part, or for any other loss, damage or misfortune whatever which shall happen in the execution of any of the duties of his office/s or in relation thereto, unless the same shall happen through lack of bona fides or breach of duty or breach of trust.

## **33. ARBITRATION OR COMMUNITY SCHEMES OMBUD SERVICE**

- 33.1 Any dispute, question or difference arising at any time between Members or between Members and Trustees out of or in regard to:
- 33.1.1 any matters arising out of this Constitution; or
- 33.1.2 the rights and duties of any of the parties mentioned in this Constitution; or
- 33.1.3 the interpretation of this Constitution;
- shall be submitted to and decided by arbitration on notice given by any party to the other parties who are interested in the matter in question or by taking the matter to the Community Schemes Ombud Service (CSOS).
- 33.2 Notwithstanding clause 34.1, a party declaring a dispute in respect of payment of levies, is not obliged to refer the dispute to arbitration and may institute court proceedings.
- 33.3 Arbitration shall be held in Cape Town informally and otherwise in terms of the provisions of the Arbitration Act No 42 of 1965 (as amended or replaced from time to time) it being intended that if possible it shall be held and concluded within 21 (twenty one) Business Days after it has been demanded.
- 33.4 Save as otherwise specifically provided herein, the Arbitrator shall be, if the question in dispute is:
- 33.4.1 primarily an accounting matter - an independent accountant;
- 33.4.2 primarily a legal matter - a practising counsel or attorney of not less than 10 (ten) years' standing;

- 33.4.3 any other matter - an independent and suitably qualified person appointed by the Auditors;  
as may be agreed upon between the parties to the dispute.
- 33.5 If agreement cannot be reached on whether the question in dispute falls under sub-Clauses 34.4.1, 34.4.2, 34.4.3, or upon a particular arbitrator in terms of sub-Clause 34.4, within 3 (three) Business Days after the arbitration has been demanded, then:
- 33.5.1 the President for the time being of the Law Society of the Cape of Good Hope (or its successors) shall determine whether the question in dispute falls under sub-clauses 34.4.1, 34.4.2 or 34.4.3; and / or
- 33.5.2 the President for the time being of the Law Society of the Cape of Good Hope (or its successors) shall nominate the arbitrator in within 7 (seven) Business Days after the parties have failed to agree, so that the arbitration can be held and concluded as soon as possible within the 21 (twenty one) Business Days referred to in Clause 34.3.
- 33.6 The arbitrator shall make his award within 7 (seven) days after completion of the arbitration and shall in giving his award, have regard to the principles laid down in terms of this Constitution. The arbitrator may determine that the cost of the arbitration may be paid either by one or other of the disputing parties or by the Association as he in his sole discretion may deem fit.
- 33.7 The decision of the arbitrator shall be final and binding and may be made an Order of the Cape of Good Hope Provincial Division of the High Court of South Africa (or its successors) upon the application of any party to the arbitration.
- 33.8 Notwithstanding anything to the contrary contained herein, the Trustees shall be entitled to institute legal proceedings on behalf of the Association by way of application, action or otherwise in any Court having jurisdiction for the purposes of restraining or interdicting breaches of any of the provisions.

#### **34. AMENDMENTS TO CONSTITUTION**

- 34.1 Subject to the provisions of Clause 35.2, this Constitution, or any part thereof, as contained herein shall not be repealed or amended, and no new clauses shall be made, save by a Special Resolution adopted at an Annual General Meeting or General Meeting of the Members.
- 34.2 Any amendment or alteration made during the Development Period, shall be subject to the prior written consent of the Developer.
- 34.3 Any amendment or alteration to Clauses 2, 4, 5, 7, 8, 10, 13, 35 and 36 of this Constitution shall be subject to the consent of the Council, and any amendment or alteration to Clause 37 shall be subject to the consent of the appropriate authority appointed by SANRAL and/or in terms of Act No. 21 of 1940.

#### **36 SERVICE SHARING / ROADS**

- 36.1 It is recorded that Croydon Olive Estate will enjoy a right of way servitude over Portion of Erf 1438 Croydon and that the Estate and Croydon Vineyard Estate will share equally the costs pertaining to the maintenance, upkeep and landscaping of that portion only, of the road and road reserves.
- 36.2 It is further recorded that a Shared Services Agreement is to be concluded between the Estate and Croydon Vineyard Estate in terms of which the Estate shall be entitled to the use of the infrastructure supply systems, including but limited to water, electricity and reclaimed effluent, for the purposes of its (Croydon Olive Estate) members, the cost whereof shall be for the account of Croydon Olive Estate. Furthermore the Shared Services Agreement will deal the use by Croydon Vineyard Estate of certain stormwater drainage and detention systems which are located on Croydon Olive Estate the cost whereof shall be for the account of Croydon Vineyard Estate.
- 36.3 It is acknowledged that portion of the road noted under 36.1 above is utilised by a property adjoining the two Estates.
- 36.4 It is further recorded that Croydon Olive Estate shall be entitled to use the roads within Croydon Vineyard Estate for the purposes of gaining access and exit from the Croydon Olive Estate in emergency situations.

#### **37 ACT 21 OF 1940 - SANRAL**

- 37.1 In the event that the Association considers it desirable to undertake noise abatement landscaping, all work and planting involved shall be located outside the road reservation of Trunk Road 2, Section 1, Main Road 163 (as amended).
- 37.2 It is recorded that the controlling authority, in terms of the Advertising and Ribbon Development Act No. 21 of 1940, has given its permission for the structures, buildings and the laying of services on or under the land within 95 metres of the centre lines of the Trunk

Road 2, Section 1 and Kramat Road (Main Road 163), where Portion of Farm 654, Erf 66 (Croydon Township Extension 1), Erf 67 (Croydon Township Extension 2), Portion 4 of the Farm 654 and Toplands Farm 681/7 abut these roads.

- 37.3 Public open space will only be allowed directly adjacent to the N2 if proper security fencing has been put in place.
- 37.4 The South African National Roads Agency Limited ("SANRAL") will not be held liable for any damage or diminishment in value of the Property arising out of any impact the development may have on the existing stormwater drainage on the Land. SANRAL reserves its right to impose any conditions in this regard that it may deem reasonable in the circumstances.
- 37.5 SANRAL will not be held liable, should it be found at any time in the future, that noise emanating from the road presents a problem for the development adjacent to the road, and therefore either the Developer, landowner or local authority, will be liable for taking such steps as may be necessary to reduce the noise complained of.

## **38 GENERAL**

- 38.1 In the recovery of a debt owed by a Member to the Association, it shall be justifiable for a court to order execution of a judgment or order in respect of such debt against a member's residential erf on the Estate if there is not found sufficient movable property to satisfy such judgment or order.
- 38.2 A sale in execution of a member's residential erf pursuant to such an order shall not constitute an infringement of that member's right to adequate housing or any breach of any of the member's rights in terms of the Constitution of the Republic of South Africa, given the socio-economic status of the Member enabling him to become a Member.

## **39 PROVISIONS RELATING TO TAX**

- 39.1 As the main object of the Association is the management of the collective interest common to all of its members, its functions shall include the payment of all expenditure applicable to the common property and facilities which are available to the members, as well as the collection of levies for which such members are liable.
- 39.2 Save for the expenses and liabilities which the Association is liable to pay, it shall not distribute its funds to any person other than to a similar association of persons.
- 39.3 On dissolution of the Association, the remaining assets shall be distributed to a similar association of persons, which is also exempt from income tax, in terms of Section 10(1)(e)(iii) of the Income Tax Act No. 58 of 1962.
- 39.4 Any amendments to this Clause 39 shall be submitted to the Commissioner for the South African Revenue Service for approval.
- 39.5 Funds available for investment shall only be invested with a financial institution as defined in Section 1 of the Financial Services Board Act, 1990 (Act No 97 of 1990), and in securities listed on a stock exchange as defined in section 1 of the Stock Exchange Control Act, 1985 (Act No 1 of 1985).
- 39.6 The Association will not knowingly be a party to, nor will it knowingly permit itself to be used as part of any transaction, operation or scheme of which the sole or main purpose is the reduction, postponement or avoidance of liability for any tax, duty or levy which, but for such transaction, operation or scheme, would be or would have become payable by any person under the Income Tax Act of 1962 or any other Act administered by the Commissioner for the South African Revenue Service.
- 39.7 The Association shall submit annual Tax Returns of income tax together with Financial Statements to the Tax Exemption Unit.

## **40. SALES**

- 40.1 Registered Owners who wish to appoint an Estate Agent to sell their Residential Erf, or in the event that the said Erf is owned by a Close Corporation, Company or Trust, the sale of the majority membership interest, shares or beneficial interest respectively, then and in such event the said Owner shall be obliged to use the services of an Estate Agent who has been accredited by the Association.
- 40.2 Should the Registered Owner utilise the services of an Estate Agent who is not accredited by the Association, the Association shall be entitled to refuse its consent for the transfer of the said Erf in accordance with Clause 7.9.
- 40.3 In the event that the Registered Owner should dispose of his property as envisaged in Clause 40.1 and not have utilised the services of an Estate Agent, then and in such event the Association shall be entitled to require such owner to pay a fee in addition to the usual fees charged in respect of the granting of the Clearance Certificate.

**41. MEMBERSHIP OF CLUB**

- 41.1 Should the Developer and/or one of its associated Companies decide to establish a Club in respect of which one of its objectives is the delectation of fine food and wine, then and in such event all of the Members of this Association shall automatically become members of the said Club.
- 41.2 Accordingly, the said Club shall have the right in perpetuity, the use, for and on behalf of its members, of the facilities owned by the Company and/or the Association, including but not limited to the Croydon Olive Enterprise, function room/s, conference room and restaurant, for a maximum of 12 (Twelve) functions per annum in respect of which the Club shall pay to the Croydon Olive Enterprise and HOA, for the use of the said facilities, an amount equal to 10% (Ten Per Cent) of the revenue generated in respect of that particular function, and which amount shall be paid to the Association within 60 (Sixty) days of the date of the said function.
- 41.3 The said Club shall also have the right in perpetuity to allow the members of such Club the use of the Lifestyle Centre facilities, upon the normal terms and conditions applicable to members of the Lifestyle Centre, including the payment of membership fees.