



*Vir 'n beter lewensstyl...
For a better lifestyle...*

Huiseienaarsvereniging Homeowners' Association

Per Adres/Care Of
Status-Mark
Posbus/P O Box 567,
Mosselbaai/Bay 6500
Tel. 044-6913054

MONTE CHRISTO ECO ESTATE

INTRODUCTORY INFORMATION GUIDE FOR NEW OWNERS & RESIDENTS

INTRODUCTION

Monte Christo Eco Estate is designed to provide a harmonious and secure lifestyle for its owners and residents. The business affairs of the Estate is managed by an annually elected Management Committee of the Monte Christo Eco Estate's Homeowners' Association (HOA). The Management Committee does this in accordance with the powers conferred on it by the Constitution. The Management Committee provides strategic direction, establishes policy and oversees the functions of the Estate Manager. An external Managing Agent (Status-Mark Property Management) is appointed to assist the Estate Manager and his team from an administrative perspective.

This guideline is intended to provide owners and residents with a summary of the salient facts and rules of the Estate. Owners and residents should familiarise themselves with the its Constitution, Conduct Rules for Owners and Residents and all other rules and regulations. These documents are available from the Managing Agent or they can be viewed on the Estate's website (montechristoestate.co.za). The Constitution and rules are binding on all owners and residents. Owners must also ensure their visitors, tenants, guests and employees abide by them.

ESTATE MANAGEMENT DETAILS

Estate Manager: Mr. Johan van der Walt.
Assistant Estate Manager: Mr. Dave Smit.
Office Hours: Mon -Thur from 07h30 -16h30 & Fri from 07h30 -15h00

Please direct all queries relating to administration of the Estate to;

Status-Mark
Posbus/P O Box 567,
Mosselbay 6500
Tel. 044-6913054

All daily operations and security related issues can be directed to Dave Smit (Asst Estate Manager).

Contact Numbers:
044050 0264 (office)
044 050 0259 (office)
#97 074 347 8955 (cell)
E/mail: montechristoeco@gmail.com

Postal Address:
Homeowners Association
P O Box 567
Mosselbay 6500
6500

PRIVATE POST COLLECTIONS & DELIVERIES

Kindly take note that Security staff members on duty are not allowed to receive any post or deliveries on behalf of residents. Residents are therefore requested to make their own arrangements in this regard. The Managing Agent or Asst Estate Manager can be contacted for more information in this regard.

DOMESTIC EMPLOYEES

- Domestic employees shall be granted access to the Estate in accordance with the Access Control Site Operating Procedures.
- Residents are responsible for the transportation of their own employees. The use of taxis are allowed provided the driver is registered with the Estate management.
- Items, offerings, gifts given to a domestic employee should be accompanied with a written note from the resident to facilitate egress from the Estate.

USE OF ROADS

- ⑩ The speed limit on all Estate roads is 30 km/hour. Road signs must be obeyed and reckless driving shall not be tolerated.
- ⑩ Engine-powered vehicles are not allowed to be driven anywhere on the Estate except on vehicle paved roads. Empty erven and other common areas are expressly off limits.
- ⑩ The use of any vehicle creating excessive noise is strictly prohibited. Quad bikes and off-road motorcycles are especially prohibited.
- ⑩ Motorists should always drive with extreme caution, do not overtake vehicles and be cautious of children.
- Parking on common areas, empty erven and any road where it may cause an obstruction is prohibited.

REFUSE DISPOSAL

- Waste bags are provided and must be placed out on the pavement before 07h00 for pick up every Monday. Recyclables should be put in the blue bags and non-recyclable refuse in black bags. Refuse must not be put out earlier than the night before the pick up. Residents must discard their own garden refuse (in green bags) at the designated point (i.e. behind the main store on the Eastern side of the Estate).
- ⑩ Each household must have a suitable area (hidden from the road and neighbours) for storage of refuse in dry and hygienic receptacles.
- ⑩ Burning of refuse or any discarded rubbish material is prohibited.

MAINTENANCE AND APPEARANCE

- Owners must at all times maintain the exterior of their property, gardens, boundary walls, fencing, driveways and sidewalks between the curb and street boundaries of the property to the satisfaction of the HOA.
- Storing of materials, equipment, tools, cars, motorcycles, quad bikes, jet skis, boats, caravans, trailers of any kind on any undeveloped property or common area, including sidewalks, is strictly prohibited.
- ⑩ Owners of vacant erven must ensure their property is kept clean at all times.

- Residents must ensure that caravans, washing lines, trailers, boats, wendy huts, tool sheds, mechanical equipment or parts thereof and dog kennels are sited out of public view and screened from neighbouring properties.

PETS

- ⑩ No more than a total of 2 pets are allowed per household
- Residents must ensure their pets are not the cause of disturbances.
- ⑩ Pets are not allowed to roam the streets.
- ⑩ Dogs must be walked on a leash on common areas.
- ⑩ Residents must restrain their dogs from barking incessantly.
- ⑩ Cats, male and female, must be neutered or spayed.
- No poultry, pigeons, bunnies, wild animals, or livestock may be kept on the property. The erection of aviaries, pigeon lofts, or any form of wild animal cage is not allowed on the property.

NOISE, AND DISORDERLY CONDUCT

- ⑩ No auctions or jumble sales are allowed.
- ⑩ Residents are not allowed to act in any way that may constitute or cause a nuisance or inconvenience to other residents.
- ⑩ Building sites are strictly off limits for any person without written permission from the property owner.
- ⑩ Fauna and flora may not be damaged, stepped on or removed on common areas.
- Hobbies and other activities that would cause a nuisance to other residents are prohibited.

ADMINISTRATION

- ⑩ All levies shall be paid to the Managing Agent monthly in advance before the 15th day of the month and interest shall be levied on all accounts in arrears.

SECURITY & EMERGENCY TELEPHONE NUMBERS

- Security is of paramount importance and any form of misconduct by any person or breach of security procedures, rules and regulations shall not be tolerated.
- Security emergency numbers: +27712708237 and 044 0500260. (Matters to be reported include: Burst water pipes, street lights not working, nesting bees, disturbance of peace, traffic violations, unsupervised pets wandering around.)
- Other important numbers:
SAPS: 0446062508, Traffic dept: 0446065000, Fire dept: 0446065107, 0446913722, Metro Ambulance: 0445085070, ER24: 0834541175, Mosselbay Provincial Hospital: 0446912011, Mosselbay Life Bay View (private) Hospital: 0446913718, SPCA: 0446930824, Mosselbay Municipality call Centre: 0446065000,

LITTERING

- ⑩ No littering or dumping on the common areas will be allowed. Offenders shall be held responsible for all costs incurred in rectifying such acts.

BUSINESS ACTIVITIES

- No owner or resident is allowed to use his property for any activity other than for permanent residential purposes.
- ⑩ No business, profession or trade shall be conducted on the Estate without written consent of the HOA for which a specific application procedure applies.

GARDENS

- ⑩ Once a property is developed it will be the responsibility of the owner/resident to maintain the garden and sidewalk between the kerb and the street boundary of the property.

OCCUPANCY AND LEASING

- ⑩ For the sake of good order, a restriction of two persons per bedroom is allowed. The use of a garage as a bedroom is strictly prohibited.
- Owners who let their properties shall, in writing, notify the HOA of the tenants' name, contact details and the actual lease document. The period of lease shall not be less than 3 calendar months unless with special permission by the HOA which permission shall not unreasonably be withheld.

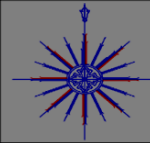
STRUCTURAL CHANGES

- No alterations or additions to existing structures shall be done without prior written permission from the Aesthetics sub-committee. For more information in this regard please contact the Estate Manager.

MAP DEPICTING ALL ERVEN ON THE ESTATE

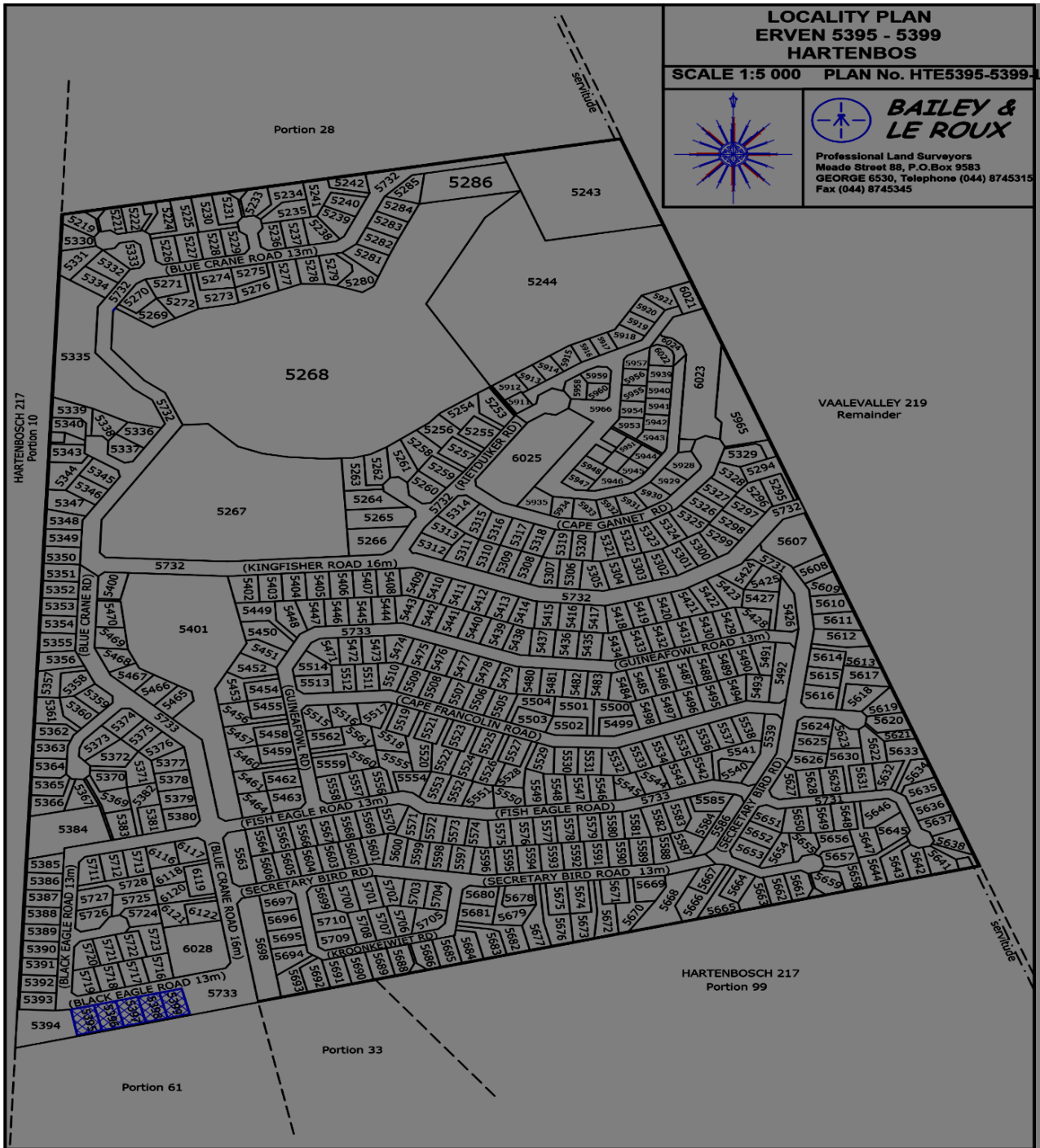
LOCALITY PLAN
ERVEN 5395 - 5399
HARTENBOS

SCALE 1:5 000 PLAN No. HTE5395-5399



**BAILEY &
LE ROUX**

Professional Land Surveyors
Meade Street 88, P.O.Box 9583
GEORGE 6530, Telephone (044) 8745315
Fax (044) 8745345



HARTENBOSCH 217
Portion 99

Portion 61

Portion 33

Portion 28

VAALEVALLEY 219
Remainder