



# MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION

Association incorporated under section 21 of the Companies Act 1973 (as amended)

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## NEWSFLASH

10 March 2021

Home Owners  
Mossel Bay Golf Estate  
MOSSEL BAY

Dear Home Owner

### MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION (HOA): BOARD OF DIRECTORS

Of late, the occurrence of numerous instances of new buildings and structures, alterations and painting work, which are not in accordance with the Memorandum of Incorporation (MOI), Architectural Guidelines for the Estate, Contractor's Code of Conduct and Mossel Bay Municipality requirements are cause for concern.

Furthermore, this often leads to owners insisting on the condonation and approval of their non-conformity in respect of works partially or fully executed. In some cases, these works require "as build" drawings having to be submitted to the Municipality.

The Mossel Bay Municipality, in line with article 13 of the National Building Regulations and Standards Act, No. 103 of 1977, require a building application for the erection of any structure, including those listed as Minor Building Works. The HOA collaborate with the local authority to ensure that this obligation is observed.

In addition to the aforesaid, various articles in the MOI (4.1.4, 7.10.3, 7.10.4, 14.2.1, 14.2.2 and 14.5), clauses 1, 3 and 7 of the Architectural Guidelines, as well as the Introduction and clauses 9,13,19, 22, 27 and 28 of the Contractor's Code of Conduct determine the standards and approvals required by the HOA's Architectural Review Committee in respect of new buildings and structures, alterations and paint work.

The co-operation of owners in these matters is appreciated as instances of non-compliance will forthwith attract action and penalties as set out in the abovementioned documents.

Kind regards

Mossel Bay Golf Estate HOA, Board of Directors