



# MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION

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

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## NEWSFLASH

15 February 2021

Home Owners  
Mossel Bay Golf Estate  
MOSSEL BAY

Dear Home Owner

### MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION (HOA): EXPANDING CONDUCT RULE 8.11

Following complaints and considerations pertaining to the safety of pedestrians and cyclists within the Estate, the Board of Directors has given this matter particular attention.

While the street reserve within the Estate is HOA common area, the construction of formal pavements did not form part of the original plan and development of the estate.

Added, the narrow street design, layout and contours of some of the streets and street reserve, as well as areas of HOA private open space (some of which is densely bushed) alongside certain streets, leave pedestrians and cyclists little alternative other than to use the streets.

To some extent this predicament is acknowledged and partly addressed in Rule 8.9 of the HOA's Conduct Rules by setting a speed limit of 25km/h.

However, in order to enhance the safety of pedestrians, cyclists, birds and animal life the Board of Directors decided, that with effect from 21 February 2021, it is necessary to further articulate Rule 8.11 of the Conduct Rules, by adding the following sentences (indicated in red) to the existing rule as set out in the Table hereunder.

Rule	Current Rule	Proposed Rule
8.11	The streets are intended to allow the movement of all occupants, whether by foot or mechanical means.	The streets are intended to allow the movement of all occupants, whether by foot or mechanical means. <b>Pedestrians, cyclists, birds, animals and wild life shall at all times have the right of way on streets within the Estate. Vehicles shall be brought to a stop whenever necessary.</b>

In accordance with Article (Art.) 13.1, 13.1.15 and 20.8 of the MOI the Directors may make or amend the Conduct Rules for the advancement of the interests of members.

Kind regards

Obo Mossel Bay Golf Estate HOA, Board of Directors