



MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION

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

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NEWSFLASH

Pets

17 November 2022

Dear Resident

The HOA Board would like to welcome residents, visitors, guests, friends, and family members to the Estate during the forthcoming December holiday period. We hope those of you who will be travelling will have a safe journey and that you and your loved ones will enjoy the time at the Estate.

The HOA's objective is to serve as an owners' association for the members, to promote, advance and protect the communal interests of the members generally in the development. Conduct Rules have been established and approved by the Home Owners in terms of the Memorandum of Incorporation of the MBGE to achieve this objective.

These rules are binding on all members of the HOA, and each member is responsible for ensuring that their family members, employees, guests, tenants and occupiers (including nominated occupiers), as may be applicable, abide by and respect these conduct rules.

Unfortunate and unintentional contraventions of the Conduct Rules have occurred in the past and for this reason, residents and visitors are requested to avail themselves of the latest updated Conduct Rules. In particular, the HOA Board would like to draw your attention to the Conduct Rules regarding pets, attached hereto for easy reference.

We rely on your cooperation in this matter and invite you to contact Jaco Stander at Status-Mark should you have questions in this regard.

Kindest regards.

**MOSSEL BAY GOLF ESTATE HOA
HOA BOARD**

MOSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION (NPC)

CONDUCT RULES

INTRODUCTION

These rules have been established in terms of the Memorandum of Incorporation of the Mossel Bay Golf Estate Home Owners Association NPC ("the HOA").

These rules are binding on all registered members of the HOA, who are responsible for ensuring that their family members, employees, guests, tenants and occupiers (including nominated occupiers), as may be applicable, abide by and respect these conduct rules.

1. ANIMALS, REPTILES AND BIRDS

- 1.1. An owner or occupier of an erf or a unit shall not, without the consent in writing of the Directors, which approval may not be unreasonably withheld, keep any animal, reptile or bird in an erf, unit, or on the common property. An owner or occupier must apply for such consent on the prescribed application form
- 1.2. When granting such approval, the Directors may prescribe any reasonable condition, including, but not limited to the following conditions:
 - 1.2.1. Only one pet per erf will be allowed.
 - 1.2.2. Only one (1) small type of dog (of which the weight of the specific breed is not more than fifteen kilograms (15kg)) will be allowed.
 - 1.2.3. No dog will at any time be allowed within the boundary of the Conservation area.
 - 1.2.4. Any dog outside the premises of the owner must be on a leash at all times or kept in an approved enclosure.
 - 1.2.5. Aggressive or vicious behaviour of dogs will not be tolerated.
 - 1.2.6. Excessive barking will be regarded as a nuisance and will not be tolerated (the Local Authority by-laws relating to pets will be strictly enforced. These by-laws make provision for criminal proceedings to be instigated in instances where due consideration is not given to neighbours).
 - 1.2.7. Fouling of gardens, lawns and the public area will not be tolerated, and the owner of the offending pet will be responsible for the removal of any droppings.
 - 1.2.8. Kennels housing animals shall be screened from public view in such a manner that it shall not constitute a disturbance or nuisance to adjoining properties or other owners or occupiers.
 - 1.2.9. Every pet must wear a collar with a tag indicating the name and telephone number of the owner. Stray pets without identification will be apprehended and handed to the Municipal pound or RSPCA.
 - 1.2.10. The HOA Board reserves the right to insist that the owner remove a pet should it become a nuisance.
 - 1.2.11. Cats must be always kept the inside owner's house or premises or in an approved cattery. If the cat is outside on the premises, it must be under the visual supervision of the owner at all times. No cat will be allowed on common property.
- 1.3. No new cats will be allowed on the Estate from 20 December 2019. Any resident who currently has a cat(s) on the Estate, approved or not, must register their cat(s) at Status Mark before 30 March 2020.
- 1.4. The Directors may withdraw such approval in the event of any breach of any condition prescribed in terms of rule 1.2.
- 1.5. No visitor will be allowed to bring any animal into the Mossel Bay Golf Estate.

The above is an extract from the approved conduct rules. Visit [Rules and Regulations | Mossel Bay Golf Estate](#) for more information.