

# **TZANGENI**

## HOME OWNERS' ASSOCIATION.

### **Rules applicable to residents of Tzangeni Security Estate (also pertinent to lease agreements between owners and lessees)**

#### **Entry into Tzangeni.**

- All domestic and construction staff must be registered with Large Security. Two copies of ID's of domestic staff are to be presented to Large Security and a laminated ID card made by Large Security at minimum cost to the resident.
- All residents are to enter and exit Tzangeni security estate with their own remotes. Apart from regular security patrols, the role of the security guard is to assist with and to monitor the entry and exit of visitors. The guards have strict instructions not to open the gates for anyone, including residents, unless a record is made in the visitor's book.
- No hooting at the gates is permitted.
- Taxis are not permitted into Tzangeni.
- Residents without remotes and all visitors will be required to report to the guard at the gatehouse once the new permanent security system is managed from the gatehouse.  
**For security system, refer to the attached addendum.**

#### **Working hours.**

- Working hours are from 06H00 to 18H00 during normal weekdays and from 07H00 to 13H00 on Saturdays. Building activities may only take place during these times.
- No Building activities may take place on a Sunday or after normal working hours as described above.
- No building activity is permitted on or between the period 16 December and 1 January.
- If, due to an emergency situation any owner or resident has to do any construction, building or restoration work outside of "working hours" then permission must be first granted by the H.O.A. and approval given by the surrounding neighbours.

#### **Businesses and hobbies.**

- No business or any hobby or activity which may cause aggravation or nuisance to the residents of Tzangeni may be conducted within Tzangeni without the prior approval from surrounding neighbours and the Tzangeni H.O.A.

#### **Quiet time.**

- Unless prior approval is granted from the surrounding neighbours and the Tzangeni H.O.A. no domestic disturbance whatsoever is permitted during the following times:
  - Monday to Saturday - from 22H00 until 07H00 the following day.

- Sundays and public holidays: 00H00 – 24H00

### **Recreation rules.**

- No resident or visitor is permitted to be a nuisance at any time to any other resident of Tzangeni.
- Children under the age of 13 years are not permitted to roam freely on the streets of Tzangeni without suitable parental supervision.
- Unlicensed riders and use of unlicensed motor bikes on Tzangeni's municipal and private roads is not permitted.
- The recreational use of quad bikes and motor bikes is permitted provided that Tzangeni is used only as a thoroughfare to the greater municipal area without being a nuisance to the residents of Tzangeni and only if done within the bylaws of the Greater Tzaneen Municipality. This may only be done within the following times:  
Mon – Sat 08:00 - 17:00  
Sundays 09:00 – 13:00

### **Pets.**

- Dogs are not permitted to roam freely in the streets.
- No pets may disturb or be a nuisance to the residents of Tzangeni.
- No more than two dogs per household are permitted.
- No breeding of dogs or cats is permitted.
- Only sterilized cats are permitted at Tzangeni.
- Female dogs must be sterilised or else boarded off the property while on heat.

### **Tzangeni public and private roads.**

- The Tzangeni speed limit on public roads is restricted to 40km/h
- Entry to private roads is prohibited to pedestrians and vehicles unless a resident is to be visited on such a road.
- No recreation of any kind is permitted on Tzangeni public and private roads.
- The maximum size vehicle permitted on Mahaju Crescent, Potwane, Selokwe and Ramadipa Roads, and Murle Brook Close is a 5-tonner. Royal Tzangeni has a limit of 4 tons. New residents and prospective tenants must take this into account when planning their move to and from Tzangeni.

### **Household refuse.**

- Household refuse may only be taken out to a collection point on a Friday morning.
- Household refuse must be placed in a standard black plastic bag.
- Recyclable refuse to be placed in a clear plastic bag.
- Garden refuse may not be placed on the pavement in plastic bags. Garden refuse on the pavement is only permitted if placed into a recognised green drum for removal once per week by a recognised service provider.
- No lighting of fires for household or garden refuse is permitted.

### **Aesthetics – Buildings, gardens, pavements and roadways.**

- Owners/ residents are obliged:
  - To keep their pavements, gardens, front and back, maintained, neat and tidy at all times.
  - Not to scatter building rubble or garden refuse on empty stands or over the electric fence.
  - To keep creepers, shrub or tree leaves or branches away from the proximity of the boundary electric fence.
  - Not to hang washing on any balcony, palisade or boundary wall or within the visibility of neighbours and passing traffic.
  - To keep garden and household tools out of sight of roadways and neighbouring residents.
- No structure or home addition may be erected without building plans being approved by the Tzangeni H.O.A. and by the Tzaneen Municipality.
- No retaining wall or wall higher than 1.8 meters from the base of the wall is permitted without a plan being approved by the Tzangeni H.O.A and the Tzaneen Municipality.
- No rough brick or unpainted plastered walls are permitted.
- Homes must be reasonably maintained at all times.
- No temporary structures or carports are permitted.
- Every residence must have at least one permanent garage.
- Garages may not be converted or utilized for accommodation purposes.
- No resident vehicles are permitted to be permanently parked on public or private roads and may not be of any nuisance to neighbours if parked elsewhere on the property.

**Residents and owners are liable for legal action if the above rules are not adhered to. Such action will be at their own cost in accordance with the Tzangeni H.O.A. articles of association.**

### **NEW SECURITY ARRANGEMENT - TZANGENI HOME OWNERS ASSOCIATION.**

- The Tzaneen Municipality has been approached to construct two speed bumps at the arrival to- and exit from Tzangeni.
- Minor inside changes will be made to the gatehouse to ensure that the gate guard has sufficient visibility of the different entrances into the Tzangeni residential area.
- The entrance and exit to and from the gatehouse will be properly lit at night.
- There will be a sign clearly instructing visitors to report to the guard at the gatehouse.
- The gate guard will communicate with the resident via Mircell telephone access control system.
- Gate entry will be controlled by the guard in the gatehouse and only to approved visitors and registered workers.
- No visitors will be allowed access into Tzangeni without first reporting to the gatehouse and having entry approved by the resident being visited.
- Residents and thoroughfare to the dam will proceed as usual but via the outside lane into Tzangeni.
- Residents will continue to use their own remote to open their individual gates.

- A camera system will monitor the entry and exit of all motor and pedestrian traffic as well as the access to all of the main gates. There will be 8 cameras in total.
- Construction workers will register their details with Large Security prior to any commencement of building.
- All domestic workers and labourers must be registered at Tzangeni. 2 (Two) copies of their IDs together with a R10 must be submitted to the guard at the guard house. Id-cards will be issued on Mondays.
- Registered workers will report to the gatehouse and present their ID cards before entering the Tzangeni premises.
- Every resident of Tzangeni will receive 2 stickers for their vehicles to gain access during the times the booms at the two main gates are operated. Extra stickers can be obtained @ R5 ea. Do not abuse this system. This is for the residents only.