

ANNEXURE D

to:

RULES & REGULATIONS ROODEPARK ECO ESTATE

MUNICIPALITY RULES

The following rules as the case may be and as contemplated in Section 34 of the City of Tshwane Metropolitan Municipality By-Law are applicable to the ROODEPARK ECO ESTATE and all its members, which rules may not be amended without the consent of the Municipality.

- 1) Further to the objects and powers of the ROODEPARK ECO ESTATE HOME OWNERS ASSOCIATION NPC already set out in Article 1.2 of its Memorandum of Incorporation, its purpose shall also be to provide access, engineering services and maintain the said engineering services, own, maintain and manage access erven, open spaces and or recreational areas for the benefit of the owners of the proposed Portions/Erven within the development and/or township.
- 2) Each and every owner of Erven 228 and 229 in Kameeldrift Extension 11 Township including any consolidation of these Erven, and/or owners of units erected thereon, shall have free access over Erven 105 and 106 Kameeldrift (Proper) Township to afford them access to a public road.
- 3) Each and every owner of Erven 230 and 231 in Kameeldrift Extension 12 Township, including any consolidation of these Erven, and/or owners of units erected thereon, shall have free access over Erven 105 and 106 Kameeldrift (Proper) Township, to afford them access to a public road.
- 4) The Municipality shall not be liable for the malfunction of the surfacing of the access erf/erven, the private open space erf/erven, the storm water drainage system and/or any engineering services in or on the newly created erven.
- 5) The entire Erven 105 and 106 Kameeldrift (Proper) Township shall be subject to a servitude for municipal purposes and right of way in favour of the Municipality and each and every Erf/Portion or unit in the township/subdivision or development.
- 6) The Municipalities engineering services departments and its emergency services are guaranteed 24-hour access to Erven 105 and 106 Kameeldrift (Proper) Township, Erven 228 and 229 Kameeldrift Extension 11 Township and Erven 230 and 231 Kameeldrift Extension 12 Township to maintain the Municipalities installations and/or to provide services to the owners of the newly created erven.
- 7) Erven 105 and 106 Kameeldrift (Proper) Township shall be maintained at its own costs by ROODEPARK ECO ESTATE HOME OWNERS ASSOCIATION NPC in good order and repair, to the satisfaction of the Municipality, failing which such maintenance will be done by the Municipality at the costs of the ROODEPARK ECO ESTATE HOMEOWNERS ASSOCIATION NPC.

Rules and Regulations of:
ROODEPARK ECO ESTATE HOME OWNERS ASSOCIATION NPC
Registration No: 2007/024630/08
(July 2025)

- 8) ROODEPARK ECO ESTATE HOME OWNERS ASSOCIATION NPC shall undertake not to submit an application to rezone Erven 105 and 106 Kameeldrift (Proper) Township.
- 9) Erven 105 and 106 Kameeldrift (Proper) Township shall not be alienated to or transferred into the name of any purchaser other than ROODEPARK ECO ESTATE HOME OWNERS ASSOCIATION NPC without the written consent of the Municipality first having been obtained.
- 10) ROODEPARK ECO ESTATE HOME OWNERS ASSOCIATION NPC shall not be de-registered at the Registrar of Companies without the written consent of the Municipality first having been obtained.
- 11) The street name allocated to the internal road/s (over the access erf/erven) and the street numbers allocated to the newly created erven in the development, shall be properly and clearly displayed and shall be maintained by ROODEPARK ECO ESTATE HOME OWNERS ASSOCIATION NPC to the satisfaction of the Municipality, failing which such maintenance will be done by the Municipality at the costs of the ROODEPARK ECO ESTATE HOME OWNERS ASSOCIATION NPC.
- 12) The access Erven 105 and 106 Kameeldrift (Proper) Township in the development shall not be bonded.
- 13) The developer shall become and remain a member of the NPC, until the last transfer of any portion/erf or unit within the development and shall be liable for all rates and taxes, or metered services payable in relation to any of the portions/erven or units including payments due to the Municipality on the remainder of the development, should they have separate title or not.
- 14) This Annexure D of the Rules and Regulations made in accordance with the Memorandum of Incorporation shall not be amended, without the written consent of the Municipality first being had and obtained.
- 15) The developer shall for purposes of the remainder of the development after having sold and transferred the first unit, erf or portion remain a member of the NPC but shall only have one vote within the NPC for the remaining part of the development whether Certificates of Registered Title have been registered or through sectional title ownership in the name of the developer or any subsidiary or company of which the developer is the full shareholder or partial shareholder.
- 16) Any other condition which in the opinion of the Municipality is deemed expedient.