



# LE PARC

RESIDENTIAL  
ESTATE

— *paarl* —

## LE GRANDE PARK RULES

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To create a specific lifestyle-experience within a unique community, such as offered within this Estate, requires that certain features thereof, need to be protected and safeguarded specifically.

## **1. ACCESS AND USE OF THE PARK AT OWN RISK**

Access to and use of the Park shall be entirely at own risk of any owner / resident or their invitees of the Estate, and neither the MHOA, and Sub-Scheme HOAs, Body Corporates, any Trustee or Managing Agents of such entities, or the Developer accept any responsibility of whatsoever nature in respect of any harm, loss and/or damage sustained by any such person in the course of, incidental to or in connection with using the Park and its facilities; and each owner / Resident hereby indemnifies and holds harmless MHOA, and Sub-Scheme HOAs, Body Corporates, any Trustee or Managing Agents of such entities, and the Developer in respect of any harm, loss and / or damage sustained in the course of, incidental to, or in connection with using the Park and its facilities.

## **2. RIGHT OF ADMISSION**

- 2.1. Common facilities within the Estate, such as the Park, are primarily for the use of the owners / residents of the Estate and their invitees, and admission is therefore reserved for these persons only.
- 2.2. Rules relating to the usage of the Park are for the intention of serving the best interests for the proper use and enjoyment thereof by the owners / residents and their invitees within the Estate.

## **3. COMPLIANCE WITH EXISTING ESTATE RULES, REGULATIONS AND POLICIES**

- 3.1. Any owner / resident gaining access to the Park, must observe and comply with all Estate Rules, Regulations and Policies, including those published on the Website of the Estate, and / or notices displayed in the Park and / or notification from time to time by e-mail to owners / residents.
- 3.2. Every owner / resident should, as far as possible, ensure that its invitees, including members of its family, visitors, employees and / or other guests, also adhere to these rules relating to access to and use of the Park.
- 3.3. The Trustees of the MHOA may from time to time amend Estate Rules, regulations and policies in regard to the use of the facilities, including, but not limited to, the access to and times of access, to the Park.

## **4. HOURS OF ACCESS TO THE PARK**

Hours of access to the Park will be kept updated on the **MY ESTATE LIFE APP**. Please refer.

## **5. RULES TO PROTECT FELLOW PARK USERS**

- 5.1. Owners / residents shall be responsible for the behaviours of their children, visitors and / or guests and shall ensure that their numbers at any time, is not such as to prejudice the comfort, enjoyment or convenience of other owners / residents wishing to make use of the Park.
- 5.2. Any person accessing the Park, shall NOT conduct himself in such a manner as is inappropriate, improper or indecent, causes a nuisance or disturbance to any other person visiting the Park.
- 5.3. No person entering or exiting the Park shall do so at any other place other than any gate or access point indicated for that purpose.
- 5.4. Vandalism (damage) to the Park and any structure erected therein will not be tolerated. Any damages caused will be for the account of the person responsible for such damage.

## **6. ACTIVITIES NOT ALLOWED**

- 6.1. Games such as cricket and hockey (except when played with a soft ball), golf, bow and arrow shooting or any other game that may cause nuisance, harm and possible injury to other users.
- 6.2. The driving of quad bikes, motor bikes, bicycles or any other activity that may cause nuisance, harm and possible injury to other users.
- 6.3. No selling or displaying for sale any goods, items or services will be allowed in the Park.
- 6.4. No sleeping over or camping is allowed within the Park.
- 6.5. Fires or braais are not allowed and no Weber or Weber like equipment may be used within the Park.
- 6.6. The use of alcoholic beverages or other intoxicating substance is not allowed. Non-compliance herewith is subject to prosecution in terms of Municipal bylaws for public open spaces and / or penalties imposed by the Trustees.
- 6.7. No drones or any other battery- operated flying machines are allowed. Any such machine used in contravention hereof, may be confiscated by any Trustee of the MHOA.
- 6.8. Under no circumstances will loud music be allowed at any time during access by any persons to the Park.
- 6.9. No boating, bathing or fishing is allowed in storm water catchment and retention area with associated water and wetland features in the Park. Residents should be aware of possible

dangers associated therewith and ensure that no unaccompanied children play in the vicinity thereof.

## **7. EVENTS or PRIVATE FUNCTIONS**

- 7.1. Any person wishing to apply for the reservation of the Park for an event or private function, must submit an application to the MHOA describing the nature of the event or function with full particulars thereof and indicate the amount of people estimated to attend and should obtain written approval for such intended event from the Trustees, prior to the hosting thereof, which approval should be present for the duration of the event.
- 7.2. The trustees have the right to allow or decline such applications in their discretion, or to cancel such event of private function on reasonable grounds or that the event so held may be unlawful or is likely to result in public disturbance.
- 7.3. Picnicking is allowed in the Park, but only during daytime.

## **8. PET**

- 8.1. Pets must at all times, outside of the owner / resident's property, and especially when utilizing the Park, be kept on a leash and the person attending to the pet, must at all times carry a receptacle or poop-scoop and must immediately remove any excrement or fouling made by such pet.
- 8.2. Owners / residents shall ensure that their pets do not cause nuisance of any nature to any other person on any part of the Estate or within the Park area.
- 8.3. Pets found to be in contravention of the rules, may be removed and impounded with the local municipal authority by the Trustees, who have reserved the right to do so.

## **9. CONSERVATION OF THE PARK AND ITS AMENITIES**

### **9.1. FLORA**

9.1.1. No person accessing the Park shall remove and / or damage the lawns, shrubs, trees or any other flora or structures, facilities and amenities within the Park.

9.1.2. Any person causing such damage, whether deliberately or negligently, shall be liable for the costs of repair or replacement thereof.

### **9.2. FAUNA**

No person accessing the Park may hurt, shoot, injure, chase or trap any animal or throw any object at any animal in the Park or anywhere within the boundaries of the Estate.

### **9.3. RUBBLE, REFUSE AND POLLUTION**

9.3.1. No polluting or contaminating, or dumping, littering, dropping, burying or placing of any refuse, rubble, material, object or thing, or the permitting thereof by any owner / Resident, will be allowed in the Park, except in a container identified for that purpose.

9.3.2. The disposal of cigarettes or cigarette butts is strictly prohibited.

9.3.3. All owners / residents using the Park, shall ensure that it is always left in a clean and neat condition after their use thereof. Owners / residents are requested to pick up and dispose of any litter encountered in the Park.

### **10. ACCESS TO CONSTRUCTION SITES**

Visiting of any of the construction sites accessible from the Park-area, is NOT allowed.

### **11. APPROPRIATE ACTION FOR NON-COMPLIANCE**

11.1. Warnings, written notices and appropriate fines may be issued for any non-compliance of any of the above rules by the trustees, as more fully set out in the Estate Rules.

11.2. The severity of such fines shall be determined by the trustees, as further set out in clause 14 of the Estate Rules in accordance with the Constitution.

11.3. Appropriate Legal Action may also be taken in accordance with the Estate Rules and the Constitution for non-compliance of any of the rules set out herein.