



Estate Guidelines

At the inception of the estate, one of the first tasks was to put together a set of guidelines for the estate. The purpose of these guidelines is to ensure good order among the residents and especially between neighbours. The guidelines comply with the normal municipal rules, but also take the Atlantic Beach environment into account.

Harmonious community living can only be achieved when residents use and enjoy both their own properties and the common area in a manner which respects and considers the rights of everybody else lawfully on the estate. Compliance with estate guidelines / rules and general consideration by residents for each other will greatly assist in assuring a satisfied community.

The rules contained in the estate guidelines / rules are binding on all members / residents and in fact everybody on the estate. Each member is responsible for ensuring that all persons residing on his / her erf and his / her guests, employees, contractors and agents comply with the estate guidelines / rules and shall personally be responsible for the actions or omissions of such persons.

These guidelines may be subject to change from time to time

All municipal laws apply on the estate

ADMINISTRATION

- Levies are payable in advance on the first day of each month by debit order.
- Additional levies are payable on late construction or late completion
- No business activity or hobby that could cause aggravation or be a nuisance to fellow residents may be conducted on the estate.

SECURITY AND ACCESS CONTROL

- No entry without confirmation prior confirmation
- Only drivers with a valid drivers licence are permitted to drive any vehicle on the estate

GATES

Access control

- Biometric access control system is in place
- Fingerprints must be preloaded onto the system together with positive ID and proof of residence
- Regular visitors and staff can also be loaded onto the system

Operating hours of Main Gate

- 06h00 to 00h00 (Monday to Thursday)
- 06h00 to 01h00 (Friday to Sunday)

Operating hours of Clubhouse Entrance gate

- 06h00 to 20h00 (Monday to Sunday)

Operating hours of Beach Gate

- This gate is open daily between 06h00 and 23h00.
- Entry to residence, regular visitors and staff registered on the biometric system only
- No contractors or casual visitors are permitted to use this gate.

Contractors working hours and Heavy duty delivery vehicles to the Estate

- Monday to Friday (06h00 to 18h00)
- Saturday (08h00 to 14h00)
- Contractors can only work on site if they have authorisation to do so.
- No contractors are permitted on premises on Sundays and Public Holidays.

TRAFFIC

- The Western Cape road traffic ordinance is applicable on the estate
- Speed limit 35km/h spot fines will be issued for offenders. Members will be liable for all offending visitors / deliveries / contractors etc. to whom they have permitted access.
- Vehicles with noisy exhaust systems are prohibited on the estate.
- Streets are for the use of vehicles and pedestrians
- Children to be aware of rudiments of road safety
- Parks, pathways and pavements are off-limits to all engine- powered vehicles, except for Golf Course or Estate Maintenance purposes
- Parking in streets are prohibited
- Motorists must approach pedestrian crossings with caution
- Bicycles or skateboards are prohibited from golf cart paths.
- All damaged caused within the estate by a vehicle effecting a delivery or transporting persons / equipment to or from an erf shall be the responsibility of the member / resident concerned.
- All vehicles must keep to the designated roads and drivers thereof shall observe all the road signs within the estate.

CANINES/PETS

- All dogs must be on a leash and under effective control at all times when outside the resident's property.
- The owner of dogs must remove any excrement their dogs may leave immediately.
- Pets must have ID tags or micro-chipped.
- No loose dogs are permitted and spot fines will be issued.
- Stray pets without identification will be handed to the Municipal pound.
- Owners must ensure that their dogs do not howl or bark excessively. Atlantic Beach Homeowners Association as per the Articles of Association / Estate Rules reserves the right to request the owner to remove his pet should it become a nuisance on the estate.
- A maximum of two dogs and two cats may be kept per erf.
- No poultry, wild animals or livestock may be kept on the estate.
- Atlantic Beach Homeowners Association must approve the building of pigeon lofts and aviaries.

REFUSE REMOVAL

- Refuse removal is done by local authority
- Current collection days Tuesdays from 07h00
- Only wheeled type bins to be used
- Bins to be obtained from local municipality
- Only garden Refuse contained in green bags will be removed by the Association on Mondays from 07h00.

LETTING AND RE-SELLING OF PROPERTY

- Properties may only be viewed by appointment, no show houses are permitted.
- No signage or show days are permitted with the exception of the standard building contractor sign boards.
- The Registered owner remains responsible for the property until transfer to the new owner.
- Atlantic Beach Homeowners Association must be notified of any property not being occupied by the registered owner.
- Members must ensure that all persons granted rights of occupancy of their erven are acquainted with and comply with the Estate Rules.

DOMESTIC WORKERS AND GARDENERS

- Domestic workers and gardeners must be registered with Atlantic Beach Homeowners Association (registration to be done at main gate security)
- Permits must be visible when walking on the estate

BUILDING ACTIVITY

- All building activity, alterations must be registered with Atlantic Beach Homeowners Association prior to commencement of any work.
- Builders Code of Conduct and building deposit applicable.
- Drawings of all alterations to be given to Atlantic Beach Homeowners Association for building control purposes.
- All building activity to be approved by Atlantic beach architectural review committee.
- All members / residents must maintain their erven (main dwelling, garages, out buildings, boundary walls, site walls and gardens) in good condition and in a neat and tidy state at all times.

CLEARANCE CERTIFICATE

- To be issued by Atlantic Beach Homeowners Association on completion of the works.

DAMS

- All dams are classified as detention ponds
- No swimming, fishing or water sports are permitted
- All dams are restricted areas

FYNBOS / COMMON AREA

- Unauthorized entry in the fynbos areas is strictly prohibited.
- No member / resident, visitor, employee, contractor or agent may collect or remove anything from the common area including but not limited to golf balls, wood, stones, flora or fauna.
- In particular no person may pick up or uproot any plant or approach, disturb or kill any animal or bird. No wildlife inclusive of tortoises may be confined to private erven.
- No person is permitted to catch or kill any reptile on the estate, in the event that you wish for a reptile to be removed contact the security control room.

STORAGE FACILITY

- Stored trailers, caravans and boats may not be visible from street or golf course elevation.
- No habitation of any mobile home or caravan on the estate will be permitted.
- Storage units are available for rental: contact the ABHOA reception office

WASHING

- All washing lines to be screened by a 1.8m wall or in concealed service court.
- No washing to be visible from street or golf course elevation.

GOLF COURSE

- No unauthorised entry to grassed areas
- No unauthorized entry into fynbos areas
- No loose dogs permitted on golf course
- No unauthorized entry during hours of play

POSTAL SERVICE

- Street delivery undertaken by postal services

GOOD NEIGHBOURLINESS

- The level of any music played shall be limited so as not to cause or be lightly to cause a nuisance or disturbance to any other resident.
- No loud music or noise after 22h00
- The use of power tools and lawn mowers should be restricted to the following hours:
 - o Weekdays and Saturdays 07h00 to 19h00
 - o Sundays / Public Holidays 10h00 to 13h00
- No firearm, pellet gun, catapult, bow and arrow or any other weapon or fire works may be used on or in the vicinity of the estate.
- No fires of any kind are permitted anywhere on the estate except at an indoor fire place or outside braai area.
- No outside lights which shine directly into a neighbouring erf or are otherwise intrusive or reasonably likely to be intrusive to any other resident shall be permitted.

QUAD BIKES / MOTORBIKES

- Must be driven by a licensed driver at all times
- Vehicle must be licensed according to the national road traffic act.
- Except for bona-fida construction, golf course and estate maintenance requirements, no quad-bikes, Moped type scooters or similar are permitted to be utilised on the estate or pathways.

Contact us:

Emergencies:

- Control Room: 24/7: 021 553 1250 or 021 553 1297

Administration / Management

- Reception: Mon – Fri: 08h00 to 17h00: 021 553 0590/1 or admin@abhoe.co.za