



Members and Residents Code of Conduct 2026

Version: 04 (2026)

Legal Status: Amendments adopted by ordinary resolution submitted for consideration to the Members in terms of Section 60 (1) of the Act on **Tuesday the 30th of June 2026** and adopted on **Tuesday the 25th of August 2026**, making the document a binding rule in according with Clause 2.3.4 of the MOI.

CONTENTS		Page
1	INTRODUCTION	2
2	GENERAL	2
3	MOTOR VEHICLE REGULATIONS	4
4	CONTROL OF PETS	5
5	COMMON AREAS/ROAD VERGES	7
6	NUISANCE, DISTURBANCE, NOISE AND LIGHT POLLUTION	7
7	LETTING AND AIRBNB	8
8	BABOON MANAGEMENT	8
9	COMMUNICATION AND ACCESS TO INFORMATION	9
10	THE RIGHT TO ACCESS OF PROPERTY AND GATEKEEPER RULES	9
11	NON-COMPLIANCE	10



Bluewater

E S T A T E

Kommetjie

1 Introduction

- 1.1 The most effective of all Codes of Conduct is the time-worn phrase: “do as you would have others do unto you.” If everybody living at Bluewater Estate will show the same due care and consideration for their fellow Residents which they themselves expect then there will be no need for the application of the rules or the issuing of warnings or fines.
- 1.2 Harmonious community living can only be achieved when Residents use and enjoy both their own properties and the common areas in a manner which respects and considers the rights of everybody else lawfully on the Estate. Compliance with this Code of Conduct and general consideration by Residents for each other will greatly assist in assuring a satisfied community.
- 1.3 The rules contained in this Code of Conduct, 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 this Code of Conduct and shall personally be responsible for the actions or omissions of such Persons.

2 General

- 2.1 Members/Residents must acquaint themselves with the Memorandum of Incorporation, the Architectural and Landscaping Design Manual, the Builders Code of Conduct, this Code of Conduct and any other rule or regulation of the Association. This includes the Baboon and Fire Policies. Ignorance of such shall not constitute a reason for non-compliance. The password to the Members page must be obtained from the Estate Manager.

In particular neither the Bluewater Homeowners Association, the Directors, or the Estate Manager nor any of their Employees, Domestic Workers or Agents shall be responsible or liable in any way for any loss or damage to any building Person or property anywhere on the Estate howsoever and by whomsoever caused, and whether by any act or omission of any of the afore going, and all Members/Residents on the Estate hereby waive any claims which at any time might arise in consequence of any act or omission aforementioned.

- 2.2 Members must ensure that all Persons granted rights of occupancy of their Erven are acquainted with and comply with this Code of Conduct.
- 2.3 No Business or Trade that requires Municipal approval may be conducted on any Erf within the Estate without the prior written consent of the Directors. The



Bluewater

E S T A T E

Kommetjie

grant or withdrawal of such consent and the conditions attached thereto shall be entirely at the discretion of the Directors.

- 2.4 No sign, notice, board, or advertisement of any kind whatsoever may be placed on the common areas or on or in the vicinity of any Erf within the Estate, with the exception of the standard building contractor's signboard details, without prior approval.
- 2.5 No firearm, pellet gun, paintball gun, catapult, bow and arrow or any other weapon may be used on or in the vicinity of the Estate.
- 2.6 Littering of any kind in the common or public areas, including the disposal of cigarette stubs, including the playpark, public roads, public sidewalks and verges, is strictly forbidden.
- 2.7 No fires of any kind are permitted anywhere on the Estate except at an indoor or outside fireplace.
- 2.8 No invasive alien vegetation is permitted anywhere on the Estate. Where a Member/Resident fails to remove such vegetation the Homeowners Association will be entitled to remove it at the cost of the Member concerned, and the Employees or Agents of the Association will have free and unrestricted access to the Erf concerned for this purpose.
- 2.9 All Members/Residents must maintain their Erven (main dwelling, garages, outbuildings, boundary walls, site walls, driveways, and gardens) in good condition and in a neat and tidy state at all times.
- 2.10 No fireworks of any description may be used anywhere on the Estate.
- 2.11 No burglar alarm may be operated on the Estate unless it is linked to an armed response service which has the ability to disarm it.
- 2.12 No domestic, refuse-recycling, garden refuse, or refuse containers may be left outside for collection other than on the scheduled day(s) for collection or the night before.
- 2.13 No building rubble may be left on any common areas or on the verges outside of Erven once the works pertaining thereto have been completed.
- 2.14 All damage 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.



Bluewater

E S T A T E

Kommetjie

- 2.15 No habitation of any mobile home or caravan on the Estate will be permitted.
- 2.16 Members as well as their Tenants, Employees, Domestic Workers or Agents must follow the instructions of Office Bearers of the Homeowners Association and its Management, Staff and Service Providers issued within the bounds of their authority regarding any of the matters in this Code of Conduct and any other matter set out in the rules and regulations and other binding documents of the Association.
- 2.17 No one may entice, coerce, threaten or otherwise cause or try to cause any Office Bearers of the Association, Staff or Service Providers to neglect their contractual duties towards the Homeowners Association or to contravene any of its instructions or rules and regulations or other binding documents of the Association. In particular no material advantage or monetary compensation may be offered to the Security Guards for any favours.
- 2.18 No one may ask the Security Guards for any private work, to leave their post at any time during their shift, to give access to any unauthorised Persons or to non-permitted vehicles, or not to report such transgressions.
- 2.19 Leaving of any personal items or delivered groceries or packages at the guardhouse is done so at the Resident's own risk.
- 2.20 No one aside from Estate approved and managed Service Providers, Security Guards, Gardeners, Board Members, or the Estate Manager may access the guardhouse or toolshed. This is strictly prohibited. All necessary interactions can take place outside thereof.
- 2.21 Under no circumstances are instructions to be issued directly to any of our Service Providers, Security Team or Gardening Team by any Member or Resident. Any communications should be directly with the Estate Manager should you require any assistance. In the event of the Estate Manager's absence a Board Member would be able to assist.

3 Motor Vehicle Regulations

- 3.1 The speed limit on the Estate is 30 (thirty) kph. This speed limit must be complied with at all times.
- 3.2 The use of vehicles, including motorcycles, which create excessive noise will not be permitted.



Bluewater

E S T A T E

Kommetjie

- 3.3 All vehicles must keep to the designated roads and drivers thereof shall observe all the road signs within the Estate.
- 3.4 No vehicles shall be driven in any manner which creates a nuisance or is considered by the Directors or the Estate Manager to be unsafe.
- 3.5 No vehicles may be habitually parked in any part of the common areas except such places as are specifically approved and designated for that purpose and then only in such a way that the flow of traffic to and from Erven and garages not obstructed. Parking on verges outside private property is permitted provided that vehicles are not parked in a manner that obstructs the flow of traffic to and from Erven. No parking on the Estate tended verges along Atlantic Drive or on corners is permitted. Vehicles should not be parked on a curve or any area which is a 'blind spot'.
- 3.6 No commercial vehicle or truck (except for the purpose of effecting deliveries), caravan, trailer or boat may be parked in the common areas at any time.
- 3.7 No vehicle may be parked on or in the vicinity of any entrance to an Erf so that it protrudes over or onto the road reserve of the common areas.
- 3.8 Garage doors should generally be kept closed unless occasional regular access to a garage is required.
- 3.9 Any vehicle parked or abandoned in the common areas for a period exceeding 14 (fourteen) days may be removed or towed away at the risk and expense of the Owner unless prior written permission has been obtained from the Estate Manager.
- 3.10 No motorised vehicle, which includes motorcycles, may be used in the Estate unless the Driver/Rider thereof is in possession of a valid driver's licence for the vehicle or motorcycle concerned.
- 3.11 No motorised vehicles, or motorised bikes of any description not requiring the Driver/Rider thereof to be in possession of a valid driver's licence may be used in the Estate.

4 Control of Pets

- 4.1 The local authority by-laws relating to pets shall apply to Members/Residents and they will be enforced.
- 4.2 Dogs and cats may be kept on any Erf within the Estate provided that:



Bluewater

E S T A T E

Kommetjie

- 4.2.1 No more than 2 (two) dogs and/or 2 (two) cats may be kept without prior written consent from the Directors. The grant or withdrawal or extension in terms of the number of pets of such consent and the conditions attaching thereto shall be entirely at the discretion of the Directors.
- 4.2.2 Dogs shall not be allowed to roam in the common areas of the Estate unaccompanied. Any pet found in the Estate unaccompanied shall be reported to the Estate Manager forthwith. The Estate Manager will try to locate the owner but if not found within 12 (twelve) hours of the request, the pet will be surrendered to an appropriate animal welfare centre, and the Estate Manager will inform all Members accordingly.
- 4.2.3 Members/Residents may not walk their dogs within the Estate off lead. Members/Residents may walk their dogs off lead in the playpark provided that the dogs are obedient to their Owners' command to return when encountering other dogs and get along with other dogs. If they do not get along with other dogs, they cannot be walked off lead under any circumstances.
- 4.2.4 Members/Residents shall clean up any excrement made by their dog/s anywhere and remove same back to their premises. This relates to the common and public areas.
- 4.2.5 Members/Residents shall not allow barking by their dogs at any time which results or which may result in a nuisance or disturbance to any other Resident. It is recommended that dogs and cats be kept inside between the hours of 20h00 and 06h00.
- 4.2.6 Screening or other adequate preventative measures (permissible in the Design Manual) must be taken to ensure that dogs do not bark at Passersby.
- 4.2.7 The Board and Management Team reserves the right to report or to receive reports from Residents pertaining to animal neglect and/or cruelty and/or animals that may be a danger to Residents and to report it to the relevant authorities.
- 4.3 Members/Residents shall ensure that their pets do not cause a nuisance or disturbance within the common areas or on or in the vicinity of the Erf of any other Resident.
- 4.4 No outdoor caged birds or animals shall be permitted on the Estate.



Bluewater

E S T A T E

Kommetjie

- 4.5 An online pet register is available to Residents. Residents may voluntarily add their details to the pet register on the understanding that their names and addresses will be visible to other Members. This is helpful for when pets are lost or wandering around the Estate or surrounds or in the event of fire when evacuations may be required. The link must be obtained from the Estate Manager.

5 Common Areas/Road Verges

- 5.1 No Member/Resident, Visitor, Employee, Contractor, or Agent may collect or remove anything from the common areas including, but not limited to wood, stones, flora, or fauna. In particular no Person may pick up or uproot any indigenous plant, or approach, disturb or kill any animal or bird.
- 5.2 No Member/Resident shall remove, damage, or prune any tree in the road verge or in the common areas. Any request to remove or prune any tree in the road verge or in the common areas shall be put to the Estate Manager who will make the necessary arrangements for same if required.
- 5.3 All Members/Residents must maintain the road verge (road reserve directly alongside their Erf boundaries) in a neat and tidy state at all times.

6 Nuisance, Disturbance, Noise and Light Pollution

- 6.1 Members/Residents and their guests may not engage in any activity, occupation or hobby that causes or is likely to cause a nuisance or disturbance to any other Resident. This includes flying of drones over the Estate, except in the case of an emergency as requested by the Association. Owners who are prepared to offer the use of their drones to the Estate in emergency situations are requested to notify the Estate Manager.
- 6.2 No Member/Resident or their Employees or Contractors shall be permitted to use any noisy machinery including but not limited to lawnmowers, chainsaws, lathes and woodworking machinery after 16h00 on Saturdays, or before 09h00 or after 12h00 on Sundays or Public Holidays; and on all other days not before 07h00 or after 20h00.
- 6.3 The level of any music played shall be limited so as not to cause or be likely to cause a nuisance or disturbance to any other Resident. Music volume is to be turned down at 22h00.



Bluewater

E S T A T E

Kommetjie

- 6.4 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.
- 6.5 Parents/Guardians are to ensure that Children are not disturbing neighbours by creating unnecessary noise, trying to access or play in/on their property without permission and/or to engage in any bullying behaviour or antagonistic behaviour towards any pets. Children are also strictly prohibited from accessing the guardhouse or garden shed.

7 Letting and Airbnb

- 7.1 Members are permitted to let their houses (whether on short term, e.g. Airbnb, or longer term basis) provided that the Member ensures that the Tenant is acquainted with this Code of Conduct and the Memorandum of Incorporation and ensures that the Tenant, or Rental Agent where applicable, notifies the Estate Manager in writing of the Tenants intention to take occupation, no less than 1 (one) week prior to occupation, and that everybody residing on the Erf and all his/her Guests, Employees, Contractors and Agents shall comply with the provisions thereof for the duration of his/her tenancy. The Owner or Rental Agent must submit a completed form to the Estate Manager noting the Tenant details.
- 7.2 Notwithstanding the provisions of Clause 7.1 Members shall not let their properties for use in any illegal activities.
- 7.3 Should a Tenant breach the provisions of any rule the Member will be fined for each and every transgression. Members shall ensure that their lease agreements make provision for repeated infringements being grounds for termination of the lease and will ensure that Tenants who have repeatedly infringed and who the Directors have requested be evicted, are evicted without delay, in compliance with the law.
- 7.4 The guardhouse and Security Guards are not to be used as a key pickup and drop-off point for Tenants. It is the Owner or Agent's responsibility to ensure that the exchange of keys takes place on an in-person basis.

8. Baboon Management

- 8.1 All refuse bins are to be baboon proofed.
- 8.2 It is recommended that at least 1 (one) Person per household must join the Baboon Alert WhatsApp Group.



Bluewater

E S T A T E

Kommetjie

9. Communication And Access to Information

- 9.1 The WhatsApp Group's rules are displayed on the information tab and specifically excludes complaining about neighbours, lodging of complaints or reports of any nature or queries which are to be directed to the relevant Manager by email. The Community Group is for light-hearted discussions and chat, community news, requests for assistance, recommendations, and general information to be shared such as electricity interruptions, water interruptions, neighbours having cake sales etc. It is not to be used to caution neighbours of rule transgressions, to discuss Neighbour's rules transgressions or otherwise to promote any unpleasantries. The point of a community is to foster and engender commonality, not to be divisive. The Directors have adopted and applied a zero-tolerance policy, particularly because of the fact that the Estate Manager, as Admin of the group, potentially attracts personal liability for the posts and thus any post that transgresses the rules will henceforth be deleted and the offending member will be permanently removed from the group without further warning.

10 Rights to Access to Property and Gatekeeper Rules

10.1 Property Access

- 10.1.1 The Estate Management team, Directors and service providers have the right to access Erven situated along the external boundary of the Estate under the following conditions:

- Electric fence maintenance and repairs need to be carried out.
- Security camera maintenance and repairs need to be carried out.
- Perimeter wall maintenance and repairs need to be carried out.
- Security connection boxes maintenance and repairs need to be carried out.
- Non-potable water connections within the property and not on the verge require urgent maintenance and repairs.
- Trees require pruning in order to ensure that the electric fencing is not compromised and that it not an easy point of entry for baboons. The same would apply for the installation of barbed wire, etc.
- Alien vegetation removal.
- Undeveloped Erven need to be cleared/maintained.

- 10.1.2 The Estate Management Team, Directors, Service Providers and Emergency Team have the right to access to all Erven within the Estate under the following conditions:



Bluewater

E S T A T E

Kommetjie

- There is a security breach.
- There is a fire.
- A pet, child and/or adult is in danger.
- The property is in danger of incurring damage e.g. tree blowing over onto a roof, flooding, etc.

10.1.3 Where possible the Resident will be notified by Management as far ahead of time as possible assuming that it is not an emergency situation.

10.2 The Gatekeeper rules are as follows:

- Residents are to complete the relevant form required in order to be granted Gatekeeper access. The form may be requested and obtained from the Estate Manager.
- Residents are under no circumstances allowed to dial either the Farm or Playground gates on behalf of another Person. This is regarded as a security risk.
- Residents are under no circumstances allowed to place anything on or near/against the gates that will keep them open. This is regarded as a security risk.

11 Non-Compliance

11.1 For the enforcement of the provisions of this Code of Conduct or the provisions of the Memorandum of Incorporation generally the Directors or the Estate Manager may;

11.1.1 Give notice to the Member/Resident concerned to remedy any breach within such period as they may determine;

11.1.2 Take or cause to be taken such action as they deem fit to remedy the breach of which the Member/Resident concerned may be guilty and debit the cost thereof, which shall be a debt due to the Association, to his/her levy account, and which shall be payable as part of his/her levy on the first day of the following month and

11.1.3 Impose a fine in an amount determined by the Directors or the Estate Manager in their sole discretion on the Member/Resident concerned, which amount shall be a debt due to the Association, shall be debited to his/her levy account and shall be payable as part of his/her levy on the first day of the following month.



Bluewater

E S T A T E

Kommetjie

- 11.2 Should the Directors or Estate Manager institute legal proceedings against any Member/Resident for the enforcement of any of the rights of the Association, the Association shall be entitled to recover all legal costs so incurred from the Member/Resident concerned, calculated as between Attorney and Client, including tracing fees and collection commission.
- 11.3 In the event of any breach of this Code of Conduct or of any of the provisions of the Memorandum of Incorporation by any Person residing on a Members' Erf his/her Guests, Employees, Contractors or Agents, such breach shall be deemed to have been committed by the Member himself; but without prejudice to the Directors or Estate Manager may take or cause to be taken such steps against the Person actually committing the breach as they may in their discretion deem fit, in addition to any action which might be taken against the member concerned.
- 11.4 Complaints relating to the behaviour of another Resident are to be lodged with the Estate Manager in writing, provided that the complainant has first attempted to settle the matter amicably with the other party. In the case of a serious contravention of the Memorandum of Incorporation, the Architectural and Landscaping Design Manual, or the Builders Code of Conduct the Estate Manager may be approached without prior attempts at settlement between the parties.