SETTLERS RETIREMENT VILLAGE

10 Main Road, Gonubie

ORIENTATION GUIDE

We extend a very warm welcome to you and hope your stay with us will be a long and happy one. We trust you will soon feel at home here and become part of the "Community Spirit" that already exists.

The following information has been prepared to orientate you and help you settle in.

1. The Complex consists of two Schemes – "Settlers Village" with 74 Cottages and "Settlers Rest" with 52 cottages, all on Sectional Title ownership.

2. Each Scheme is administered by its own Board of Trustees which is elected annually at the Annual General Meeting. They are assisted by a Secretary and Superintendent for the whole Complex.

3. The Finances are separate and are managed by Trafalgar Property Services.

4. Under the Sectional Titles Act, the roof, foundations, and outside face of the external walls of your cottage are common property owned by the Body Corporate (as an owner you automatically become a member.)

5. The owner/occupier of a cottage may not change or alter the external appearance of the property of their cottage without the written consent and approval of the Trustees.

6. For any fixture (TV Aerial/Dish, AC Unit, Solar Panel, water tanks, etc) fitted to the outside of the Cottage you must have written approval of the Trustees and the installation done by a professional. An application form can be obtained from the Office or can be submitted on-line. The application sets out the owner's obligations and Body Corporate indemnity

7. A Levy, which is payable monthly in advance, covers the following: Mowing of the lawns, House exterior maintenance, House insurance (excl. contents), Road maintenance, Security lights, Vehicle gates, Pool

maintenance etc. Each household's water consumption is metered individually and is also reflected on the monthly Levy Statement.

8. The cottage electricity consumption is controlled by the pre-paid Card System, payment of which you are responsible for. Electricity can be purchased online or from many of the local shops/garages.

9. Our vehicle gates are controlled by hand-held remotes. To maintain security, please wait for the gate to close before moving on to ensure that a stranger does not enter. (NB). Each unit is allowed 2 remotes.

10. Opening the gate from your cottage is done from your Telkom line or cell phone. Security is critical – only open the gate if you are totally certain of who the caller is – do NOT take any chances on who you let in.

11. NB: The speed limit in the complex is 15kph

12. No vehicles heavier than 3ton are allowed on our roads. When moving in or out please arrange with your removal company to park in Main Road and ferry your belongings to your cottage with a light vehicle.

13. No owner/occupier may park any vehicle, or allow any vehicle to be parked on Common Property, except on designated parking areas.

14. No Owner/Occupier shall be permitted to dismantle or affect repairs to any vehicle upon Common Property.

15. Refuse is collected every Thursday at 7:30am. Please ensure that your refuse is placed outside your cottage before this time.

16. Garden refuse is collected every week day at 2.00pm.

17. Settler's residents are proud of their gardens. You are encouraged to keep your garden neat and attractive. If you are unable to do so, arrangement can be made to grass right up to the external walls. No fencing to be erected.

18. You may, should you wish to, employ your own maid or gardener. They must be registered at the Office. Please ensure that they wear a tag with their Name and Cottage No. displayed. Staff Toilets are available near the Garages

19. The Owner of each Cottage is responsible for the monthly payment of BCM Rates and Taxes including relevant Services.

20. The whole complex is protected by electrified fencing and 24hr Armed Response. Individual additional security to your cottage will be your responsibility and cost.

21. Maintenance of The Common Property is carried out by Settlers staff employed by the Complex. Please refrain from giving them orders, they have their allocated duties to perform. Requests/complaints should be lodged with the Office/Village Superintendent.

22. Owners/Occupiers are permitted to keep a small dog (not exceeding 30cm in height) providing that the dog has been living with the owner/occupier prior to the time of taking occupancy at Settlers. **Dogs are to be kept on a leash at <u>all</u> times when outside the owner's cottage. Dog litter is to be removed immediately. Replacement of Dogs is not permitted. NO cats are allowed.**

23. **COMMUNITY CENTRE:** This comprises Reception, Library, Snooker Room, Hairdresser, Hall, Kitchen, Swimming Pool and Communal Braai Area. Reception office hours Monday to Friday 10:00 – 12:00

24. Attached to the Community Hall is a Guest Flat for additional visitors – Arrangements at the Reception.

25. The very active Entertainment Committee arranges regular Monthly Birthday Functions, etc

26. Weekly Sunday lunchtime braais alternate between the Hall and the Glen.

27. The Swimming Pool is well utilized during the hot summer weather. Please take note of the Swimming Pool Rules attached to the Pool Fence.

28. The 10-seater Kombi is available for shopping excursions to various centres. Arrangements at Reception.

29. In the Valley between Settlers and Settlers Rest there is a small dam with ducks and a "Mini Meander" walk along a stream teeming with Bird life.

30. Permanent occupation at Settlers is limited to those over 55 years of age.

31. NB: Please note there is no FRAIL CARE available.

32. No more than two persons may occupy a cottage on a permanent basis. Visitors are allowed to stay for a maximum 30 days (not necessarily consecutively) per calendar year. This period can be extended with the approval of the Trustee

33. If a Caregiver or Nursing Aid is required, written permission must be obtained from the Trustees. A Doctors Certificate would be required explaining details.

34. Prospective Owners/Occupiers need to be made aware of the Rules and Conditions before any Deed of Sale or Lease Agreement is signed to avoid embarrassing situations.

35. Residents will be required to produce contact details of next-of-kin, a friend or attorney in the event of such resident becoming incapable of looking after them self. Alternate arrangements may need to be made.

36. Any Owner wishing to sell or lease their cottage is obliged to notify the Trustees in writing of this intention within 24 hours.

37. On resale (alienation of property), a resale levy of the greater of 20% (twenty percent) of the net selling price or 5% of the gross sales price, shall be paid by the seller into the Levy Stabilisation Fund. If the property is transferred by any form of alienation other than a sale, the resale levy is calculated on market value and will have to be paid on transfer. Only in the case of transfer to the surviving spouse this payment can be deferred.

38. It is the owner's responsibility to ensure that they and /or their tenants are fully familiar with the Conduct Rules and Rules and Regulations pertaining to buying or leasing at Settlers Retirement Village.

39. Regular Interdenominational Bible Study and Monthly Communion are available.

40. Alderson Ambulance Services offers an emergency medical response service. Settlers has entered into an agreement with Alderson and any resident who registers for this service will receive preferential medical assistance from Alderson. Enquire at Office or complete the online application form.

41. Residents are able to subscribe to one of three Multichoice DSTV options:

Stay Essential: R390
Stay Ultra: R575
Stay Ultra plus Explorer: R685
Prices as at 1 April 2022.
Enquire at Office for monthly subscriptions or check online for channels available and complete the online application form.

42. All post is collected from the Post Office, sorted and placed in pigeon holes at Reception for your collection.

Your Physical Postal Address will be:-
Settlers Retirement Village
10 Main Road
GONUBIE
5257

(## = Your Cottage Number.)

Whether you are an owner or tenant it is important to note that as a Sectional Title Scheme, Settlers Retirement Village is governed by strict rules covering any changes or additions to both the Unit and the Common Property. Permission must be obtained from the Trustees before implementing changes or installing various items.