



CONDENSED WATERLAKE FARM HOUSE AND OTHER RULES:

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CONDENSED WATERLAKE FARM HOUSE AND OTHER RULES:

Waterlake farm is a unique development. It is firstly a wildlife reserve, bird sanctuary and then a lifestyle estate. The Home Owner's Association has developed the following Rules of Conduct to preserve and enhance the security, wild life, aesthetics, environment and lifestyle of the estate. We wish you a happy and carefree stay in the Estate. We expect all our residents, visitors and contractors to work towards thoughtfulness, tolerance and cooperation so that everyone's stay here will be relaxed and peaceful.

These rules must be applied in conjunction with the Waterlake Rules of Conduct, Waterlake Building Contractors rules and Waterlake Architectural design manual that can be found on the Waterlake Farm website: www.waterlakefarm.co.za

A PENALTY OF UP TO R5000 AND BLACKLISTING FROM THE ESTATE CAN BE IMPOSED IF ANY OF THE FOLLOWING RULES IS NOT ADHERED TO.

RIGHT OF ADMISSION IS RESERVED

1. GENERAL RULES:

1. **THE ESTATE IS A WILDLIFE RESERVE AND BIRD SACTUARY AND THEREFORE NO PETS ARE ALLOWED ON THE ESTATE.**
2. Speed restriction is **30km/h.**
3. No firearms, airguns, catapults, bow and arrows or other hunting instrument or equipment may be used within the borders of the estate.
4. The feeding of wild animals is prohibited.
5. Driving is only allowed on paved roads except the gravel road on the southern side of the dam for fishing purposes.
6. Quads are not allowed on the estate with the exception of the security staff and estate staff.
7. Hooters may only be used for emergencies.
8. Use of vehicles with noisy exhaust systems is prohibited.
9. Wild life, reptiles, birds, pedestrians, horses and cyclists have right of way on all roads on the estate.
10. Collecting of firewood is prohibited in the estate.
11. Parking on sidewalks and in the streets opposite intersections is prohibited.
12. Silence should be maintained on Sundays and public holidays and between 13h00 and 14h00 and between 21h00 and 07h00 on weekdays.
13. The volume of music or electronic instruments, partying and the activities of domestic helpers should be kept at a level that does not create a nuisance to neighbours.
14. Domestic workers, contractors and other employees must not loiter in the estate and specifically not at any prominent places such as at the gates, road circles, streets and communal greens and walkways.
15. Dumping of waste or rubbish on any part of the estate other than the rubbish bins is prohibited.
16. Making of fires is prohibited on the common property of the estate with exception of the dedicated fire places at the picnic area.
17. Picnic activities are only allowed at the picnic area and all the rules of the picnic area must be adhered to at all times.
18. Fishing activities are only allowed in areas designated by the HOA and all the fishing rules must be adhered to at all times.
19. All owners, visitors and contractors must at all times adhere to security protocol and are requested to always treat the security personnel in a cooperative manner.

20. Common property as well as the communal facilities may only be used for the purpose for which it was developed and in terms of rules for the usage thereof.
21. Owners are requested to inform the HOA or security of any abnormal activities that they may encounter on Waterlake Farm. For example: stress signs in fish (swimming with dorsal fins out of water, lethargic swimming patterns, congregation of fish near water source), wildlife caught in snares or discarded fishing tackle, people bagging fish or any other activity that has a negative impact on the environment.

2. POOL, GYM AND SQUASH COURT RULES

1. All persons are expected to conduct themselves in a safe and appropriate manner while making use of the facilities.
2. Rough play and running are not allowed.
3. Girls aged 6 and older, should use the woman's change room.
4. Boys aged 6 and older, should use the men's change room.
5. No children below the age of 12 are allowed in the gym or pool area without adult supervision.
6. No alcohol is allowed in the pool or gym area.
7. The pool and gym area are used at own risk.
8. Bathing caps must be worn at all times while swimming.
9. A towel is compulsory at the pool area. (Please ensure that you are dry before entering the change room)
10. Swim suits must be worn for swimming.
11. People that are still wet from swimming are not allowed in the gym area.
12. A sweat towel is compulsory in the gym area. Please ensure that you dry the equipment after use.
13. All weights must be returned to the stand after use.
14. Appropriate gym clothes and shoes must be used in the gym area.
15. To use the squash court please book in advance with James Verwey per email jamesverwey777@gmail.com or 082 965 9564. All bookings must be done during office hours weekdays from 9h00 to 16h00. **Maximum 1 hour booking at a time allowed.**
16. Squashcourt bookings must be cancelled at least 3 hours in advance failing which a penalty may be levied.
17. **ONLY** non marking shoes are allowed in the squash courts.
18. The pool, gym and squash court will be accessible from **07:00 to 18:30** during September to April and from **08:00 to 17:00** during May to August for all non residential owners.

3. TENNIS COURT RULES

1. All persons are expected to conduct themselves in a safe and appropriate manner while making use of the facilities.
2. The tennis area is used at own risk.
3. Maximum of 2 hours bookings allowed.
4. Please book in advance with James Verwey per email jperwey777@gmail.com or 082 965 9564. All bookings must be done during office hours weekdays from **9h00 to 16h00**.
5. Suitable tennis attire is required. No hard soled shoes (definitely no high heels allowed on the court).
6. Tenniscourt bookings must be cancelled at least 3 hours in advance failing which a penalty may be levied.
7. Only non marking shoes are allowed on the tennis court.

8. Only tennis activities allowed on the court.
9. Access from **8:00 to 17:00** for all non residential owners.
10. Please clean up the clubhouse, switch off all lights, lock the doors and return the key to the gatehouse.

4. RULES FOR PICNIC AREA

1. All visitors are requested to respect the privacy of other visitors.
2. No loud music.
3. Alcohol consumption beyond the legal limits is not allowed.
4. No littering. Please use the bins provided.
5. Swimming in the dam will be done at own risk. **(Please note that the dam has a sudden slope.)**
6. Children below the age of 12 must be accompanied by an adult at all times while picnicking, fishing or swimming.
7. Only crafts for fishing and recreation purposes licensed with the HOA will be allowed on the dam. No motors of any kind will however be allowed.
8. No person shall pollute or permit the pollution of the river and the dam.
9. No washing of any dishes at the picnic area.
10. Fishing will only be allowed in areas designated for that activity. Fishing rules must be adhered to at all times.
11. Please book in advance with James Verwey per email jpverwey777@gmail.com or 082 965 9564. All bookings must be done during office hours weekdays from 9h00 to 16h00.
12. The picnic area will be accessible from 07h00 to 19h00 during September to April and from 08h00 to 18h00 during May to August for all non residential owners. No exceptions will be allowed.
13. **ONLY CHARCOAL FIRES ARE ALLOWED. THE BRAAIS ARE ONLY FOR BRAAIING AND NOT FOR BONFIRES. KEEP THE FIRES TO THESE LIMITS AS THE CHIMNEYS WERE NOT DESIGNED TO HANDLE BONFIRES.**
14. Bookings are restricted to 5 (five) vehicles and 14 (fourteen) adults per picnic site.
15. The following arrangement apply:
 1. No booking will be allowed more than two weeks in advance.
 2. A booking should be cancelled at least 48 hours before the booking date. If not, the owner will be charged a penalty levy of R250, 00 on his levy account by the Home Owners Association

5. FISHING RULES AND GUIDLINES:

1. Only registered members of the Waterlake farm fishing club are allowed to fish. Please obtain a full set of rules pertaining to membership and fishing by non-members from Niel van die Walt Cell: 082 573 7466.
2. Fishing is only allowed in the 5 allocated fishing areas around the dam. (see diagram attached)
3. Bookings must be done for a fishing area before fishing is allowed.
4. Please book in advance with James Verwey per email jpverwey777@gmail.com or 082 965 9564. All bookings must be done during office hours weekdays from 9h00 to 16h00.
5. Maximum 2 rods per person and maximum 4 fishermen per fishing area are allowed.
6. Bass fishing limits per day is 6 bass fishermen.
7. Vehicles must be parked at the allocated Fishing areas.

8. Bass fishing can be done on the southern edge of the dam but vehicles must still be parked at the allocated fishing areas.
9. Fishing is only allowed in the main dam. No fishing is allowed from the beginning of the dam wall up to the picnic area and below the dam wall or in any of the smaller dams.
10. The Boathouse is private property and off limits.
11. Maximum of 2 hooks per rod is allowed and it is encouraged to use a line thickness of at least 0.40 No leaders is allowed due to the amount of water grass in the dam.
12. The release of any fish into WaterLake dams and river from outside of Water Lake estate is strictly prohibited.
13. Fishing on the WaterLake estate is strictly on catch and release basis only.
14. No fish to be kept in fishing nets while fishing.
15. All fish caught must be handled and treated with the utmost care during the capture. A bucket filled with dam water must be available to keep the fish wet whilst out of the water. All fish must be released carefully back into the water, as soon as possible after weighing and photographing.
16. No live bait may be brought into Waterlake estate with the exception of earthworms.
17. No nuts are allowed in bait mix.
18. Only crafts for fishing and recreation purposes licensed with the HOA will be allowed on the dam. No motors of any kind will however be allowed.
19. Fishermen are requested to respect the rights and privacy of other owners and residents. Please keep noise around the fishing waters to a minimum. The playing of loud music at fishing areas is strictly prohibited.
20. Visitors to Waterlake Farm dam must at all times be accompanied by an owner or resident when fishing.
21. Fishing areas are strictly for fishing. No braai fires or picnics are allowed at fishing areas except at the lapas at the picnic area.
22. Fishermen must use bathroom facilities at picnic area.
23. Any off cuts of fishing line must please be pocketed or bagged to prevent injury to the wildlife that also make use of the dams and their surrounds. If it can not be recovered please report it to security so that it can be removed by staff.
24. Please do not bring any glass bottles to the fishing areas.
25. The presence of monkeys and other wildlife around the dam prevent the placement of bins at fishing areas as they would pose a health risk to the endemic wildlife. Fishermen are kindly requested to remove all rubbish from the property on their departure.
26. You are encouraged to report any anglers not abiding by the above rules. You will remain anonymous at all times. Please report to security.
27. Security and HOA reserve the right at any time, to inspect any bait and tackle being used, including lines which are already in the water as well as vehicles, and bank side equipment.
28. Fishing will only be permitted from from 07h00 to 19h00 during September to April and from 08:00 to 17:00 during May to August. No exceptions will be allowed.

6. INDEMNITY

Use of the picnic facilities, dam, gym, tennis courts and any common property by residents or their visitors, is entirely at their own risk at all times. Every member of the Association hereby waives any right he may obtain against the Association to claim any damage incurred by virtue of damage to or loss of property or the personal injury of the resident or their visitors while on the estate. Every resident or his/her visitors indemnify the Association against any such claim. This indemnification includes any minor children who are the sole responsibility of their parents.

FOR ANY EMERGENCIES, MISCONDUCT OR ANY OTHER ENQUIRIES WHILE ON WATERLAKE ESTATE PLEASE CONTACT THE SECURITY AT THE FOLLOWING TEL NUMBERS.

SECURITY MANAGER: JAMES VERWEY
082 965 9564

MAINGATE SECURITY: