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DUNE RIDGE ESTATE – GENERAL ESTATE UPDATE

Ref: N217

4 April 2018

Dear Resident/Owner

On behalf of the Board of Trustees and Estate Management, following a recent Trustees meeting, we would like update you on the following matters regarding the Estate:

1. SPEEDING PROBLEM ON THE ESTATE

We take this opportunity again to remind all residents that speeding is still a major problem on the Estate with absolute inconsideration for the safety of others. We remind owners that there is speed limit of 20kph and that you need to inform any visitors/contractors that come into the Estate, on your behalf.

The Trustees recently sent a warning to a shuttle service who was speeding around the Estate and they have accepted liability; if there are any further transgressions the company will be banned from the Estate.

The Trustees also request that you assist the Estate and provide details of transgressors who are posing a risk by their driving, such as details of the vehicle, number plate and any photo evidence that you may have and forward to the HOA for further action.

2. BOATS/TRAILERS ON THE ESTATE

We remind owners of the Estate Rule 14 below and kindly request that if you have a trailer etc in a visible place to please remove it as requested.

14. BOATS, TRAILERS, CARAVANS & COMMERCIAL VEHICLES

a. Description

1.1 *Boats, trailers, caravans, commercial vehicles and similar have to be stored and/or parked inside the home owners property behind a closed gate, screened if possible from the view from all public places and roads.*

b. Breach

The transgressing Home Owner may be fined R500 - 00 per offence per week.

We also request that parking of vehicles is done with respect to your neighbouring properties and without inconvenience to other residents.

We thank you for your co-operation as this is for the general aesthetics in the Estate and a benefit to all.

3. Dogs on the Estate

There are still complaints from numerous Residents about dogs that are being allowed to wonder around the Estate without the supervision of their owner. **Dogs are not allowed on the Estate without a lead. Please also ensure that your dog(s) is not able to get out of your property.** If a dog is found unsupervised and without a lead on the Estate, a fine will be issued.

There is also a serious issue with dog "deposits" in the park and other public areas on the Estate. This is an eyesore and an inconvenience for other owners and children playing in the park. Furthermore, please assist with managing any excessive barking by your dogs; as this can be disturbing and inconsiderate to other residents/neighbours.

We thus request that when walking your dogs; you please carry a "poop scoop" or similar means of picking up your doggy "deposits." It is highly inconsiderate to expect other residents or our maintenance team to have to clean up after your pet.

The Trustees appreciate your assistance and co-operation to make Dune Ridge Estate a safe and comfortable community.

Yours sincerely

Yvonne Green

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Service Provider: Dune Ridge Estate Home Owners Association on behalf of the Board of Trustees