

E L A W I N I
— L U X U R Y R E S I D E N T I A L E S T A T E —
EST 2007

(C)

CLUBHOUSE FACILITY RULES

DISCLAIMER

Any person wishing to enter the ELAWINI LUXURY RESIDENTIAL ESTATE (hereinafter referred to as “the Estate”) and / or make use of its common facilities and / or private open spaces does so at his or her own risk.

The ELAWINI LUXURY RESIDENTIAL ESTATE HOME OWNERS ASSOCIATION (hereinafter referred to as “the HOA”) and the registered Owners, their agents, employees and appointees shall not be liable for any injury, loss or damage to any person or property arising from any cause whatsoever, including without limitation thereto, the negligence of any of the above persons or the intentional acts of any agents, employees and appointees. Without in any manner derogating from the above, all entrants to the Estate make use of the streets thereon, whether public or private, at her or his own risk. Whilst every effort is made to secure and monitor the Estate, The HOA and registered Owners, all their agents, employees or appointees, shall not be deemed to have warranted the safety of any person or property (whether movable or immovable) in the Estate.

POOL RULES AND INDEMNITY

THESE PREMISES CONTAIN AN UNSUPERVISED, OPEN SWIMMING POOL AND CLUBHOUSE WHICH ARE USED SOLELY AT THE RISK OF THE PERSONS ENTERING THIS FACILITY AND NEITHER THE ELAWINI LUXURY RESIDENTIAL ESTATE HOME OWNERS ASSOCIATION, ITS DIRECTORS, EMPLOYEES OR AGENTS SHALL BE HELD LIABLE FOR ANY INJURY TO ANY PERSON OR DEATH OF ANY PERSON, HOWSOEVER CAUSED, OR ANY LOSS OF OR DAMAGE TO ANY PROPERTY, OR ANY CLAIM OF WHATSOEVER NATURE WHICH MAY ARISE AS A RESULT OF OR IN CONNECTION WITH THE USE OF THIS POOL OR ITS ASSOCIATED FACILITIES BY THEMSELVES, THEIR CHILDREN AND / OR THEIR VISITORS.

Notwithstanding the above indemnity, the pool area may only be used on condition that the following **RULES** are adhered to:

RULES AND REGULATIONS WHEN USING CLUBHOUSE FACILITIES

1. Please report any breakages / damages to the Estate Manager. Depending on the nature of the damage, any breakages / damages will be for the member's account, which can be added to the levies or paid in cash/card at the Estate office.
2. Children that are under the age of 12 must be accompanied and supervised by a responsible adult whilst on the premises and in the pool area.
3. Clubhouse is available from 09h00 till 13h00. 14h00 – 17h00 (Mondays – Saturdays) - clubhouse closes at 17h00 and alarm activated.
4. Members must take responsibility for the behaviour of their guests.
5. The area used must be cleaned and furniture removed / stacked before departure. No littering is permitted. Please use litter bins provided.
6. Should the area be in such a state that we have to bring in additional cleaners to assist with cleaning, a fee will be charged on the members levy account.
7. Parking on any grass area either in front or at the back of the clubhouse is not permitted. Breach of this rule, or any damages done to the sprinklers and grass / sidewalks will be charged on the member's levy account.
8. No Dogs / pets permitted on premises or in the swimming pool / pool area.
9. No playing / running around inside the clubhouse. No bicycles, scooters or skateboards are permitted on the premises on inside clubhouse.
10. No playing on the cladded walls around the swimming pool.
11. Persons using the pool area may not cause a nuisance to others.
12. Loud music is not permitted. Music may only be played in the area if played in a soft and discreet manner for the enjoyment of the persons in close proximity of the music player.
13. No glass of any description is allowed beyond the patio area, inside the Club House or in the swimming pool area.
14. No alcohol is allowed inside the clubhouse, braai area or swimming pool.

15. No diving or jumping in the pool is permitted.
16. No uncontrolled open fire braais are permitted. Use designated braai facilities.
17. Inside the Club House is a smoking free zone.
18. Any incidents and or damage must be reported to the Security/Estate Manager immediately.
19. Pool equipment may not be removed from the swimming pool.
20. Tampering with the pool filter and changing pump settings is not allowed.

A FINE / PENALTY SYSTEM IS IN PLACE WHEREBY PENALTIES, AT THE DISCRETION OF THE DIRECTORS OF THE HOME OWNERS ASSOCIATION, WILL BE IMPOSED ON THE LEVY ACCOUNTS OF OWNERS AND TENANTS WHERE THEY OR THEIR GUESTS DO NOT ADHERE TO THE RULES OF THE ELAWINI LUXURY RESIDENTIAL ESTATE HOME OWNERS ASSOCIATION.