



LA BELLA VITA WINE ESTATE

CODE OF CONDUCT





Contents

1. Introduction
2. General Regulations
3. Motor Vehicle Regulations
4. Pet Control
5. Common Areas
6. Access Control
7. Noise, Disturbances, and Light Pollution
8. Property Letting
9. Non-Compliance and Enforcement



1. Introduction

- 1.1. The foundation of a well-functioning residential community is mutual respect and consideration among its residents. Ensuring harmonious living within La Bella Vita Wine Estate requires compliance with this Code of Conduct.
- 1.2. This Code applies to all members, residents, visitors, and service providers. Homeowners must ensure their guests, employees, and contractors adhere to these regulations.

2. General Regulations

- 2.1. Residents are required to familiarize themselves with the Constitution of the La Bella Vita Wine Estate Homeowners Association, the Architectural and Landscape Design Manual, the Builder's Code of Conduct, and this Code of Conduct.
- 2.2. The Association, its trustees, managers, developers, and staff are not liable for any loss, damage, or injury occurring within the estate, regardless of cause.
- 2.3. Only residential use is permitted within the estate, with agricultural activities limited to those approved by the Farming Association. No guesthouses or commercial establishments are allowed unless written approval is obtained from the trustees.
- 2.4. No unauthorized signage or advertisements may be placed within the estate.
- 2.5. The use of firearms, pellet guns, catapults, or other weapons within or near the estate is strictly prohibited.
- 2.6. Littering in any form, including cigarette stubs, is forbidden.
- 2.7. Open fires are only allowed in designated fireplaces or outdoor braai areas.
- 2.8. Invasive alien plants must be removed by the property owner, failing which the Association may take corrective action at the owner's expense.
- 2.9. Homeowners must maintain their properties in a neat and tidy condition at all times.
- 2.10. Fireworks are strictly prohibited within the estate.
- 2.11. Any burglar alarms must be linked to the estate's security service to ensure rapid response.



- 2.12. Waste disposal must follow the estate's scheduled collection days. No refuse or garden waste may be stored or dumped within the estate.
- 2.13. Damage to estate property by vehicles or individuals must be repaired at the responsible resident's expense.
- 2.14. Mobile homes, caravans, or similar temporary dwellings are not permitted within the estate.

3. Motor Vehicle Regulations

- 3.1. The maximum speed limit within the estate is **35 km/h**.
- 3.2. Habitual offenders of traffic rules within the estate may be denied entry.
- 3.3. Excessively noisy vehicles, including motorcycles and quad bikes, are not allowed.
- 3.4. Vehicles must adhere to designated roads and comply with traffic signage.
- 3.5. Vehicles must not be parked in common areas unless prior approval is obtained.
- 3.6. Commercial vehicles, trucks, caravans, trailers, and boats must be parked out of sight from neighbouring properties.
- 3.7. Vehicles left unattended in common areas for more than 24 hours may be removed at the owner's expense.
- 3.8. Only licensed drivers may operate motorized vehicles within the estate.

4. Pet Control

- 4.1. Dogs must be confined within fenced areas that meet estate aesthetic requirements.
- 4.2. Dogs must be on a leash in common areas, and owners must clean up after their pets.
- 4.3. Barking that causes a nuisance must be controlled by pet owners.
- 4.4. Cats must wear collars with bells to protect local wildlife.
- 4.5. No caged wild birds or exotic pets are allowed.
- 4.6. The estate has the authority to remove pets that pose a risk or nuisance.

5. Common Areas

- 5.1. Residents and visitors may not remove plants, stones, wood, or any other natural elements from the common areas.



- 5.2. Trees and plants within the estate must not be removed or damaged.
- 5.3. Access to vineyards and olive groves is restricted during farming activities.
- 5.4. The estate's workshop, farm equipment, and waste areas are off-limits to residents and visitors.

6. Access Control

- 6.1. Residents may need to purchase their own gate remotes or access transmitters.
- 6.2. All access to the estate must comply with security protocols.
- 6.3. Residents must inform security in advance of expected visitors or deliveries.
- 6.4. Contractors and employees must wear visible permits while inside the estate.

7. Noise, Disturbances, and Light Pollution

- 7.1. No activity, hobby, or behaviour may cause a disturbance to neighbours.
- 7.2. Power tools and noisy machinery may only be used between:
 - Monday to Friday: 07:00 - 18:00
 - Saturday: 07:00 - 16:00
 - Sunday/Public Holidays: 09:00 - 12:00
- 7.3. Loud music and outdoor speakers must not disturb other residents.
- 7.4. Exterior lighting must not be intrusive to neighbouring properties.

8. Property Letting

- 8.1. Homeowners are responsible for ensuring that tenants adhere to this Code of Conduct.
- 8.2. No homes may be rented out as communes or hostels.
- 8.3. If a tenant violates estate rules, the trustees may take action, including eviction at the homeowner's expense.

9. Non-Compliance and Enforcement

- 9.1. The estate management may take the following actions in response to non-compliance:
 - Issue a written warning.
 - Carry out corrective action at the offender's expense.
 - Impose a fine, added to the resident's levy account.



9.2. Legal action may be taken against repeat offenders, with all legal costs borne by the homeowner.

9.3. Complaints must be submitted in writing to estate management after reasonable efforts have been made to resolve disputes amicably.

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