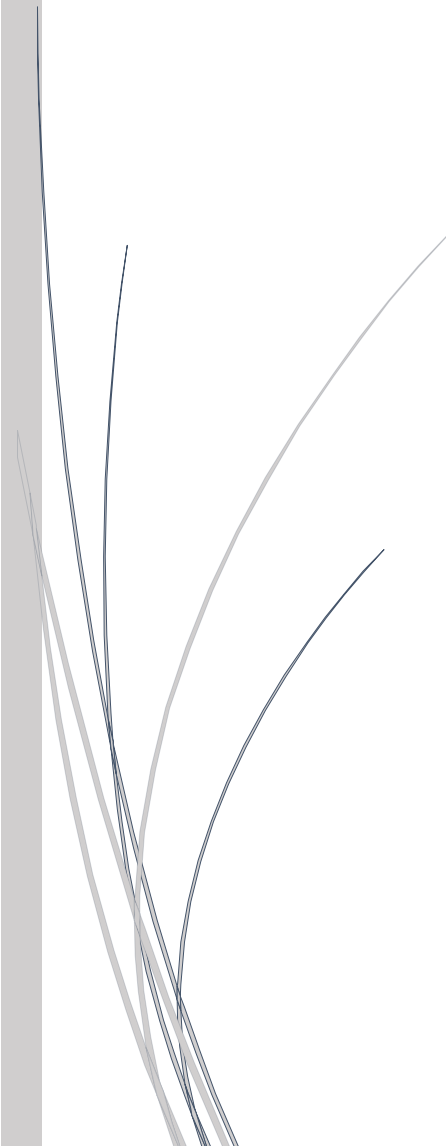


PET POLICY

BEVERLEY HILLS ESTATE
HOMEOWNERS ASSOCIATION



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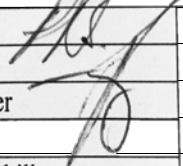



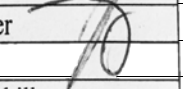
BHE HOA PET POLICY		Beverley Hills Estate	Chairperson		
		Signature:			
			Estate Manager		
Preparation date:	28 April '2020	Signature:			
Revision number:	1.0	Webpage Publication	www.beverleyhillsestate.co.za		
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Pet Policy Introduction:

Please keep the following pages for your own future reference.

Dear Owners / Tenants

In order to create harmonious living amongst our residents, please adhere to the following policy guidelines as set out below:

HOA (Free standing and Duets): Up to two medium sized animals per property at any one time. (Medium sized = 45cm measured from the shoulder to the ground when fully grown and not more than 18 kg.)

Belair Body Corporate: No animals whatsoever.


Malibu Body Corporate: No cats whatsoever.

Owners and Tenants must formally apply to the Estate Manager's office (either via Estate Agent or Managing Agent office) **prior** to bringing the animals into Beverley Hills Estate. Only once approval has been granted should the animals be brought into the Estate. **Animals must be declared at the Security Gate Entrance using the signed approval by the Estate Manager as access.**

Please see the extracts below from the key policies pertaining to the Pet Policy in particular.

Extract from the BHE – Conduct Rules - Penalties (pg. 14):

1. Dogs not kept within owners' property, or on a leash whilst out walking - **R150.00 per incident.**
2. Dogs fouling the roads and/or common areas – **R150.00 per incident.**
3. Causing a disturbance of the peace – **R250.00 per incident.**
4. Animal found within Beverley Hills Estate without prior permission, cost of removal as well as resulting fine of **R1000 per pet.**
5. More than 2 animals found on same property resulting in a fine of **R1000 per additional pet.**

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Extract from the BHE – Constitution (pg. 24):

Pets

Members are required to ensure that their pets do not cause any nuisance or disturbance in the Estate which in the opinion of the Association constitutes an interference with the rights of other residents to peaceful enjoyment of their environment. In the event of a Member failing to comply with this requirement the Association shall have the right to take whatsoever action it might deem necessary in the circumstances.

Extract from the BHEHOA – Conduct Rules (pg. 16):

Pets

“Owners may keep a maximum of 2 small/medium pets with the written consent of the Trustees which shall not be unreasonably withheld. Application for such consent shall be made in writing to the Estate Manager, via the Managing Agents, who shall keep a “Pet Register”.

Pets must not cause a disturbance at any time and owners or occupiers shall be responsible for the removal of their animal’s excrements within the common property or the individual sections.

Dogs shall be leashed or properly controlled when on common property.


Bitches on heat are not allowed anywhere on the common property at any time.

Cats, which have not been spayed or neutered, may not be kept on the property.

Vicious animals of any nature may not be kept on the property.

Aviaries are not permitted without the prior written consent of the trustees.

Any pet found unaccompanied or unidentified on the common property or otherwise in contravention of these rules may be removed by the trustees. Costs incurred as a result of such removal, such as capture and pound fees, shall be borne by the owner or occupier of the section where the pet was accommodated or by the owner of the pet concerned. Beverley Hills Estate and the trustees shall not be liable for any injury to any

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pet thus removed or for any other loss so incurred by the owner or occupier or any other person.

No aviaries, kennels or other like accommodation for pets may be sited at any place where it can be seen from any portion of the common property.



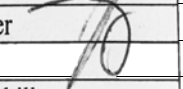
Pets must be leashed and under control of a responsible person when walked in the common area.

Complaints regarding any nuisance caused by pets must be submitted in writing to the Trustees who shall have the right to have the said pet/s removed from the premises.

Properties housing pets must be completely fenced in compliance with the Architectural Guidelines Committee prior written approval regarding the type and placement of fencing.

Financial and other responsibility for any injury caused by a pet or any damage to personal property or any resident, guest or employee or any member of the public shall be that of the pet owner. The Trustees are not liable in any way for damages or injuries caused by pets”.

Thank you for your cooperation in this regard.

BHE HOA PET POLICY	Beverley Hills Estate		Chairperson	
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			Estate Manager	
	Signature:			
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