**** RULES AND GUIDELINES OF THE ASSOCIATION

KNOWN AS

CHARTWELL COUNTRY ESTATES ASSOCIATION NPC

Registration Number: 1996/17099/08

Rules and Guidelines

It is expressly stated that the spirit and purpose behind the rules and guidelines of the CCE association as set out below are for the promotion of respect and good neighbourliness between members and residents as well as the protection of the communal interests of all CCE residents.

1. It is the responsibility of every resident to familiarise themselves with and adhere to all local and national laws and by-laws.
2. The CCE Association should have the right to be informed about land use issues within the CCE area. Association members should inform the CCE board about land use applications. This consultation is not an approval seeking process, but a good faith step to seek advice from the CCE about the impact that the land use application may have on neighbours, common property and the Estate in general. The Association will not take legal steps to object to or interdict such a landowner from exercising their lawful property rights.
3. Should the Association have some concerns about the nature of the proposed application and its effects on its neighbours, the Association may give formal written notice to the member concerned setting out the nature and extent of its concerns and propose a remedy or adjustment to the land use application that would negate any negative impact on its neighbours as well as any lengthy disputes at a later date. The Association undertakes to issue such formal notification within a reasonable period as determined by the board. All discussions and engagements between the residents and the association should be done in a spirit of good neighbourliness and transparency.
4. If the local authority or any regulatory body indicates a transgression or requires remedial steps, the landowner can seek assistance from the Association to address the matter. The CCE Association may, at its sole discretion offer advice or assistance in the resolution of such a matter.
5. If a member of the association has a concern or a dispute with a neighbour, they may approach the CCE board for advice or assistance. The CCE may, at its sole discretion offer advice or assistance in the resolution of such a dispute. All matters will be dealt with transparently and in the spirit of good neighbourliness.
6. Whenever the board considers that the external appearance of any property improvements or the use of a property is such as to be unsightly or injurious to the amenity of the surrounding properties, the environment or to the area generally, the board may serve notice on such member or members to take such steps as may be specified in the notice to eliminate such use or unsightly or injurious condition. The board shall in giving notice as aforesaid act reasonably and use discretion and in good faith to resolve matters.

1. In the event of the relevant member or members fail, within a reasonable time to be specified in such notice, to comply therewith, the board may decide to suspend membership of the member and take such action within its powers and rules of the Association
2. In the event of any member or any member's family, tenants, visitors, employees or service providers causing any damage to the CCE common property, any improvements thereon, the common property services or the perimeter security installation, such damage shall be repaired by the association and the member concerned shall be liable for the costs thereof on demand by the association.

1. Members shall at all times observe all laws and by-laws, regulations, the provisions of the town planning scheme and any other laws in force pertaining to his property and the use thereof. In the event that any laws and by-laws, regulations, provisions of the town planning scheme and any other laws in force are more onerous than the requirements of these rules and guidelines, then such more onerous conditions shall apply.
2. None of the above will replace or infringe on the common law or individual property rights of any landowner to make a land use application to the authorities or object to any such land use application in his personal capacity.
3. The CCE association shall use its bulk purchasing power to act as negotiator and purchasing power aggregator on behalf of all residents in respect of employing and acquiring sustainable environmentally friendly services and equipment for the greater community. The Association shall identify suppliers, contractors and service providers, agreeing on prices, discounts and formulating service level agreements with such suppliers, contractors and service providers. CCE members shall be under no obligation to employ such services or acquire and equipment should they not wish to. The CCE board will oversee the entire process including the implementation and management of the agreed projects, services and acquisitions.
4. The CCE association monitors service level agreements with Chartwell service providers (ADT/MetroFibre/garden service etc) and ensures price discovery and service quality.
5. CCE is the mouthpiece/spokesperson for Chartwell residents on all community matters – maintains the newsletter and social media, engages with media, promotes lifestyle and property values.
6. CCE is a coordinator/communicator of legal/municipal/property related matters affecting residents of agricultural holdings and CCE in particular.
7. CCE identifies commercial revenue generating partnerships with land owners/ developers/corporates who share common objectives with Chartwell community.
8. CCE co-opts corporates/developers to co-fund initiatives in Chartwell for benefit of all residents and assists with seeking funding for projects approved by residents.
9. CCE develops and maintains a Chartwell community e-commerce market place for service providers – assisting business owners who are residents and encourages use of residents who are business owners.
10. CCE ensures best practices in financial management and disclosure related to the use of residents funds.

Tenants and businesses

Tenants and businesses who reside or operate in the area under a formal and valid lease agreement or any other valid reason in law, but who do not own properties may become subscribers to the Association and agree to become bound to these Rules and Guidelines. The cost of the subscription will be a non-refundable monthly amount, as determined by the Associations board of directors from time to time, and subject to a monthly contractual term; such term being capable of immediate cancellation at the election of either party. In return for their subscription the tenants and business owners may join the members in being entitled to the following:

1. Benefit from the CCE CCTV security system and the general area security measures as undertaken by the CCE from time to time.
2. Benefit from discounted rates negotiated by the CCE with various service providers from time to time.
3. Be involved and included on the relevant official CCE Whatsapp communication groups, subject to the terms and conditions of the administrator of the group, especially regarding abuse and hate speech.
4. Receive an electronic copy of the CCE official Newsletter.
5. Be invited and welcome to attend all official CCE social events, functions and activities, subject to the terms and conditions of each such event or function.
6. Be invited and welcome to attend all CCE general meetings as called from time to time.
7. Be allowed to serve as co-opted members on the CCE board of directors.
8. Be allowed to serve on any CCE sub-committee as set up from time to time.
9. Be allowed to advertise in the CCE Newsletter classified section for free.
10. Businesses will be entitled to advertise their businesses on the various CCE platforms at a discounted rate. Examples of the platforms: The CCE official newsletter, The CCE business directory and classified, The CCE website, Email drops, CCE Notice Boards.