

ANNEXURE A

VILLAGE SPECIFIC HOUSE RULES: EVERGREEN BROADACRES

This Annexure is intended to be read in conjunction with the House Rules and applies specifically to Evergreen Broadacres. All the Rules referenced in this Annexure “A” refer to the Rules set out in the House Rules.

1. Village Specific Definitions:

- 1.1. “**Owner**” means Evergreen Property Investments (Pty) Ltd (Registration number: 2008/014937/07);
- 1.2. “**Developer**” means Evergreen Property Investments (Pty) Ltd (Registration number: 2008/014937/07) and previously Belle Wood Retirement Village (Pty) Ltd Registration number: 2006/010340/07;
- 1.3. ‘**Village**’ means *Evergreen Lifestyle*[™] retirement village situated at 20 – 40 Frederick Road, Kengies Ext 21, Broadacres, Johannesburg.

2. Village specific House Rules

2.1. The following shall apply in addition to the provisions of Rule 3.3:

- 2.1.1. The Rescom is not a disciplinary body and all actions of a disciplinary nature will be the responsibility of and will be undertaken by the Operator.
- 2.1.2. Notwithstanding the provisions of Rules 3.3.2 and 3.3.4 the Rescom will comprise of a maximum of 7 (seven) members, each heading 1 (one) of the following portfolios (as designated by the Operator from time to time):
 - 2.1.2.1. chairperson;
 - 2.1.2.2. finance;
 - 2.1.2.3. health;
 - 2.1.2.4. security;
 - 2.1.2.5. community (including lifestyle centre and entertainment);
 - 2.1.2.6. infrastructure and estate development; and
 - 2.1.2.7. communications.
- 2.1.3. The Rescom may establish sub-committees for each portfolio as provided for in Rule 3.3.2, which sub-committees shall comprise of the following persons:
 - 2.1.3.1. a Rescom Member as head of the relevant sub-committee;
 - 2.1.3.2. the Village Manager, by invitation; and
 - 2.1.3.3. any Life Right Holder. It is specifically recorded that the appointment of a Life Right Holder to a specific sub-committee shall only be for purposes of assisting with the specific functions of the specific sub-committee and shall not be for representation purposes on the Rescom; and

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- 2.2. The Rescom shall be entitled to open and operate a bank account with any financial institution within the Republic of South Africa. Any Life Right Holder will be entitled to inspect the financial statements and records of the said bank account by giving the Chairperson 7 (seven) day prior notice.
- 2.3. The following shall apply in addition to the provisions of Rule 3.4:
- 2.3.1. Rescom may from time to time call meetings of Life Right Holders and Nominated Occupants (where applicable and/or appropriate) for the purpose of providing feedback on matters dealt with by Rescom on their behalf and, if necessary and/or appropriate, to obtain instructions from Life Right Holders and Nominated Occupants (where applicable and/or appropriate) on matters they wish Rescom to deal with on their behalf. To this end it is recorded that these informal meetings shall in no way replace the annual general meetings of the Village as envisaged in Rule 3.4. In particular, the matters dealt with in Rule 3.4.5 shall only be transacted at the annual general meetings of the Village and not at the informal meetings as envisaged herein.
- 2.4. The following shall apply in addition to the provisions of Rule 4.1 (and only once the process as set out in clause 4.1.2 has been followed):
- 2.4.1. Rescom may establish a “Dear Chairperson” post box for use by Life Right Holders and Nominated Occupants for the purpose of observations, suggestions and other communications with Rescom.
- 2.5. The following shall apply in addition to the provisions of Rule 4.2.10:
- 2.5.1. Life Right Holders shall, subject to the prior written consent of the Village Manager, be entitled to use gas stove hobs, portable gas cookers, permanently installed coal or wood fired heaters, barbecues, pit fires, lamps fuelled by paraffin or alcohol spirits and candles.
- 2.5.2. The initial connection and/or replacement of any gas cylinders for permanent gas installations must at all times be supervised by Village maintenance staff. LP gas volumes are limited to a maximum of 19kg inside a free-standing house and 3kg inside an apartment.
- 2.5.3. The Village Manager shall be entitled to withdraw the written consent granted in terms of 2.5.1 above in the event that a Life Right Holder fails to comply with any applicable legislation regulating the use of gas and/or other hazardous substances and/or in the event that the Village Manager is of the view that the equipment/substances referred to in 2.5.1 above is used in such a manner as to pose a serious fire hazard/risk to health and safety.
- 2.6. The following shall apply in addition to Rule 4.6:
- 2.6.1. Dogs are permitted off-leash in the following designated socializing areas, but must at all times be kept under the control of their owner:
- 2.6.1.1. the area, generally to the west of the Lifestyle Centre, bounded by Evergreen Boulevard, the Crab Crossing Bridge, the veld grass and the Lifestyle Centre; and
- 2.6.1.2. the area generally to the north of the Lifestyle Centre, bounded by Evergreen Boulevard, the Mongoose Crossing Bridge and the veld grass.
- 2.6.2. Dog owners are at all times responsible for their dogs while off-leash.
- 2.6.3. The slaughtering of any animal within the confines of the Village is strictly prohibited.

2.7. The following shall apply in addition to Rule 4.12

- 2.7.1. Smoking in such designated areas of the Village as is allowed, will at all times be governed by legislation regulating the use of tobacco products in South Africa, including but not limited to the Tobacco Products Control Act 83 of 1993 (as amended).

2.8. The following shall apply in addition to Rule 4.13:

- 2.8.1. No guests/visitors may, without the prior written consent of the Village Manager, enter the Lifestyle Centre and/or utilize any of the facilities therein unless accompanied by a Life Right Holder, a Nominated Occupant or a representative of the Developer, the Owner and/or the Operator.
- 2.8.2. Life Right Holders and Nominated Occupants shall at all times be responsible for the behaviour/conduct of their guests/visitors.

2.9. The following shall apply in addition to Rule 5.1:

- 2.9.1. Rules for the use of facilities are available from the Village Manager and must be adhered to at all times by Life Right Holders, Nominated Occupants and their guests/visitors.

2.10. Notwithstanding the terms contained to Rule 5.4, the following shall apply:

- 2.10.1. No explosive devices and/or hazardous chemicals (other than normal household chemicals in fit-for purpose or original manufacturer's containers) may be brought into the Village.

2.11. The following shall apply in addition to Rule 5.7:

- 2.11.1. Refuse will be collected from the Units and the cost thereof will be charged to the Life Right Holder separately, except where such cost is inclusive as detailed in the relevant Life Right Agreement.

2.12. The following shall apply in addition to Rule 8

- 2.12.1. Life Right Holders, Nominated Occupants, their visitors/guests, delivery vehicles and external contractors and/or suppliers are required to adhere to all rules of the road, road signs and the 20 km/h speed limit in force in the Village. This speed limit is, as far as may be required by law, subject to approval by the relevant authority(ies).