

# DIO VISTA Homeowners Association

Registered as a Section 21 Company (NPO)  
Registration Number: CK 2004/ 026979 / 08

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Stonehenge X 1  
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## Dio Vista Board of Directors:

K Page (Director/Chairman)	Cell No: 082 558 8395
Jaco Snyman (Director/ Financials)	Cell No: 084 620 0306
T Madzhe (Vice Chairman)	Cell No: 082 339 1689
RBrowning(Member)	Cell No 072 989 7739
D v Wyk (Member)	Cell No. 082 377 7131
Anita Page Caretaker	Cell No 082 550 5707

## INTERNAL RULES OF DIO VISTA HOME OWNERS' ASSOCIATION

Registered as a Section 21 Company (NPO)

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**NB: ALL RULES WHICH ARE BROKEN CARRY A PENALTY OF  
R1000.00-NO EXCEPTIONS.**

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## **1. General**

- 1.1 These rules are made in terms of clause 8 of the Articles of Association of Dio Vista and are applicable within the whole of Dio Vista
- 1.2 Every registered owner of a property in Dio Vista is automatically a member of Dio Vista Home Owners Association and shall be bound by its Articles of Association
- 1.3 Every member shall be responsible and shall ensure that all present at any time on the property of the owner, comply with these rules and these rules are binding on every person living, staying or present in Dio Vista
- 1.4 No taxis are permitted on site. Persons requiring the use of a taxi service need to walk to the front gate except in cases where there are (1) medical reasons and (2) permission has been obtained from the Board of Directors.
- 1.5 No estate agent will be permitted on site to show without authorization from the Chairperson/Caretaker.
- 1.6 The board of directors reserves a right of entry which shall not be withheld unreasonably.
- 1.7 The electric fence is the property of Dio Vista. All residents must allow access to the fence for inspection and repairs at any time when requested. 1.5m clearance area to be available to work on the fence in all properties on the boundary wall. It is the resident of the property/s responsibility to keep the boundary wall clear of trees, branches or any vegetation i.e shrubs, creepers or objects which could touch the fence.
- 1.8 Any damages caused by a Resident, a Residents visitor or any other person entering the Complex with the permission of a Resident, the Resident concerned will bear the cost of repairs. Damages incurred, but not limited to, all entry and exit gates, guardhouse, street signs and lights, roads etc.
- 1.9 As per Municipal law a maximum of 4 (four) persons per 2 (two) bedroom dwelling and a maximum of 6 (six) persons per 3 (three) bedroom dwelling.
- 1.10 No members' house may stand vacant for longer than 3 months at a time. Thereafter a penalty of an amount equal to the monthly levy will be added to the members levy account in lieu of house standing empty and or garden maintenance and general upkeep of the stand.
- 1.11 An exception to 1.10 is if a property is in the process of being sold and a copy of the Offer to Purchase is submitted to the Board of directors

## **2. Buildings General**

- 2.1 Residential units may only be used for bona fide residential purposes; no businesses may be operated from houses including Guest houses, Communes, Day Care- and/or Learning Centers, Pet sitting, any activity relating to accommodating students.
- 2.2 A R5 000-00 (Five Thousand Rand) building deposit shall be paid before commencement with construction, to cover any damages to roads, panhandles, electric boxes and water boxes/pipes etc. The deposit shall be paid back after completion of construction less any damages incurred and signed off by 2 members of the board.

**Registration Number:**

- 2.3 No member shall be allowed to start with any construction or building work on their property if such member is in arrears with the payment of any levies, interest and or penalties to the Home Owners Association.
- 2.4 Permission must be obtained from the Board to install any form of power saving or power generating device such as solar panels, solar geysers, generators, etc. The Board may impose such reasonable conditions as they in their sole discretion may determine concerning the design and location of any such additions and shall at all times ensure that the aesthetical appearance of the Complex in general is not negatively affected
- 2.5 Extensions and any structural changes must be approved beforehand by the home owners' Association. Should this not be accepted by the Directors then the Directors reserve the right for the installation to be removed. The owner of the property will be liable for the costs.
- 2.6 Corrugated iron roofs are limited to garages only, and may not be used to cover verandahs/porches etc.
- 2.7 Geysers may be placed on an outside wall at the rear of the building, not on the roof.
- 2.8 A maximum of 2 (two) satellite dishes per house is allowed.
- 2.9 Garage doors must be of Alutec design and colour as portrayed in photo below. They maybe manually or electrically operated.



- 2.10 Carports to be of the shade cloth structure and Terra Cota in colour and/or Harvey tiles Terra Cota in colour, as per photos below



- 2.11 All walls to include the parapet as shown in the photo below.





2.12 Roofs to be painted red as depicted in the photo below.



2.13 Door and window frames must be rectangular in shape and may be made from aluminum or steel. If existing steel window frames are to be replaced with aluminum frames they must be of the same dimensions as the steel frame. The windows must be bordered as portrayed in the photo below



2.14 Only aluminum window frames and front door frames will be allowed as per photos below



Sliding Door



Front Door



Front Door



Window



Window



Back Door

- 2.15 All external paving on all properties must be rainbow coloured as per existing roads as supplied by Biaton Paving. Biaton are the only suppliers of this paving. See photo below.
- 2.16 Any paving removed to repair waterpipes/electrical cables anywhere in the Complex must be replaced immediately



- 2.17 All external railings, including balcony railings and external step railings to be of the pattern shown below



- 2.18 Swimming pools must at all times be properly fenced in or covered in such a way that they do not pose any danger, and must be properly maintained.
- 2.19 To keep the Complex unified the front gardens must be open. No palisades, walls or picket fences are allowed. Driveways must be kept clean at all times.
- 2.20 Buildings must from time to time and when necessary be maintained, repaired, renovated and painted. Paint colours to be of an earthy colour. Any alteration to the existing colours of any part of the building must be approved by the board of directors.
- 2.21 No contractor may start work on any property without submitting the ID documents of any person who will be coming on site. Full data pack to be obtained from the caretaker.
- 2.22 Contractors have to sign in at the security every day before entering. Contractors will also have to sign out when leaving. Failure to adhere to this will result in the contractor be blocked at the gate.
- 2.23 Should any worker be found on any other property other than where they are working will result in the contractor been removed from the complex and will be permanently denied access to Dio Vista.

### **3. Work Requiring Permission**

- 3.1 Construction of new buildings and structures and all structural, aesthetic and external alterations to existing buildings and structures.
- 3.2 The construction of Garages and carports.
- 3.3 The construction of swimming pools.
- 3.4 Walls, fencing and gates.
- 3.5 Cutting down of any trees.
- 3.6 Alteration to paintwork which deviates from the existing colours

### **4. Approval of Plans**

- 4.1 All work requiring permission shall conform to these Rules to the satisfaction of the HOA.  
The decision on whether or not any plans are acceptable shall be taken by the HOA
- 4.2 The HOA shall be entitled to reject the plans for any House or building, which in their sole discretion would detract from the appearance, or reduce the value of other houses in the complex
- 4.3 All plans consisting of scaled and dimensioned site plans, plan layouts, elevations, sections and details shall be prepared and submitted to the HOA.
- 4.4 After approval of plans by the HOA, the building plans are to be submitted to the Local Authority (Mbombela Municipality) in accordance with statutory requirements.
- 4.5 On receipt of the Local Authority's approval, the construction in accordance with the applicable legislation and these regulations may proceed

## **5. Building / Erection of Dwellings**

- 5.1 Prior for a dwelling to be erected, the Builder / Owner must comply with the requirements of Dio vista Homeowners Association and be in possession of an Original signed approval letter from the Board of Directors.
- 5.2 Builders will only be allowed on the premises of Dio Vista for the purpose of erecting the specific approved dwelling provided that the building works not commencing earlier than 07h00 and not later than 16h30 Monday to Friday and on Saturdays after 14h00. No building will be permitted on Sundays and Public Holidays.
- 5.3 No employee, contractor, builder may overnight on the premises without permission of the Board of Directors.
- 5.4 The Builder / Owner is responsible for the Security & Safety, and repairs of any damages caused in the scope of his responsibilities which include, but not limited to roads, paving, nature, vegetation etc. In the event of the Builder / Owner not abiding by the requirements and rules and regulations, the Builder / Owner hereby agrees that he/she will be responsible for all repairs and legal costs.
- 5.5 Any new buildings and/or extensions built on to existing houses must conform to Section 70 of the Municipal law (SPLUMA)
- 5.6 Builders must be in possession of a NHBRC certificate a copy of which must be submitted to the Board of Directors before commencing work.
- 5.7 Engineers in charge of building and/or extensions must submit their credentials to the Board of Directors prior to commencement of work.

- 5.8 Once building / renovations has commenced they must be completed within 6 (six) months
- 5.9 The erection of the main/primary buildings and out/secondary buildings are to take place simultaneously.
- 5.10 The HOA has the right to instruct the Member or appointed contractor to complete any building project shelved for a period longer than 6 months in an incomplete state. In extreme cases where such buildings are left incomplete, the HOA shall have the right to take such steps as may be necessary to protect the HOA and its Members including rehabilitating the stand to its original condition.
- 5.11 In cases of resale, building works shall be commenced within 3 (three) months after date of registration of transfer of the property into the name of the member. Penalties for non-compliance hereof will be determined by the HOA from time to time.

## **6 General Building Norms**

- 6.1 Exterior lights must be placed in such a way as not to cause a disturbance to other houses
- 6.2 Lean-tos and temporary carports are not allowed.
- 6.3 No pre-cast structures are permitted.
- 6.4 The use of barbed wire, razor wire, chicken wire and palisade fencing are prohibited on all properties.

## **7 Regulations Gas Bottle Installations**

Gas bottles may not be installed:

- Less than 1 meter sideways from doors and windows
- Less than 2 meters from drains and air vents
- Less than 3 meters below windows (unless a non-combustible roof is installed)
- Less than 1 meter from the property boundary wall (unless it is a fire wall)
- Less than 5 meters sideways away from a switchable electric point or plug switch;
- Light bulbs cannot be less than 1.5 meters above a gas bottle.
- Only class 1 or 2 copper pipes, or other approved gas piping, may be used (Note: This is not the same copper piping as used by plumbers)
- Copper pipes going through a wall must be sleeved
- Approved flexible gas hose may not be more than two meters long and may not go through any partition (including wood, dry wall, cupboard wall etc.)
- No residential property may have more than 9kg of gas installed.

## **8 Laundry and Washing**

- 8.1 Washing and any other unsightly items may only be hung on washing lines in the back/courtyards and not over outside walls or gates, balustrades, verandas and patios.
- 8.2 The washing and such washing line shall not be visible from the street front.

## **9 Pets**

- 9.1 All pets, cats and dogs, living in the Complex must be spayed and /or neutered.
- 9.2 A maximum of 2 cats or 2 dogs (2 small dogs or 1 small dog and 1 medium sized dog), or 1 cat and 1 dog are permitted to be kept on an individual property.
- 9.3 The following dogs are not permitted in the Complex, Great Danes, Pit Bulls, Ridgebacks, Dobermans, Husky, Alsatians (German Shepherds), Boer Bulls, St Bernard's, Rottweilers, Greyhounds or any other dog similar in size and with an aggressive nature.
- 9.4 Domestic animals must at all times be kept within a fenced in area of the homeowner's / tenant's property in such a manner that animals are at all times kept therein.
- 9.5 Dogs must be walked on a leash in public areas.
- 9.6 Any pet found unaccompanied or unidentified on the common property or otherwise in contravention of these rules may be removed by any of the directors. Costs incurred as a result of such a removal, such as capture and pound fees, shall be borne by the owner or keeper of the pet. Such director shall not be liable for any injury to any pet thus removed or for any other loss so incurred by the owner or keeper of the pet or any other person
- 9.7 Domestic animals must be controlled in such a manner that they do not pose a nuisance, disturbance or danger.
- 9.8 Properties must be kept free of dog poo at all times. Should any excrement be deposited in a street or other public area, the owner of the pet shall immediately remove it.
- 9.9 The local authority bylaws relating to pets and livestock are applicable and will be strictly enforced e.g., slaughtering of animals on a stand/unit, which is strictly prohibited.
- 9.10 No wild animals, reptiles, cattle (livestock), poultry or the like may be kept on stands
- 9.11 No Breeding of any animals is allowed.

## **10 Domestic Employees**

- 10.1 The employer of a Domestic Employee within the complex shall: -
- a. be responsible for the activities and conduct of his or her employee/employees and shall ensure that his or her employee/employees understand and do not act in contravention of any legislation and rules applicable within the Complex.

- b. ensure that his or her employee/employees do not litter in the Complex
- 10.2 Any employer of an employee/employees who consistently fails to comply with these Rules may be required by any director of the HOA to remove such servant from the Complex.
- 10.3 All Domestic workers and Gardeners must have a valid SA ID. No foreign workers allowed in the complex, unless a valid work permit can be provided. No copies of ID's accepted, must be original green SA ID book or smartcard.
- 10.4 New domestic starting work must register at the guardroom, giving their name, name of the person they will be working for and the address. If they are unable to supply any of the above information, they will be denied entrance to the complex.

## **11 Visitors/Domestics/Contractors**

- 11.1 All visitors/domestics/contractors are deemed to be acquainted with the contents of these rules and to be to the terms hereof and it is the responsibility of each owner / tenant to ensure that the abovementioned persons have knowledge of these rules and be subject thereto.
- 11.2 Visitors shall not be allowed entry if a member has not been contacted beforehand and permission given. (The Mircom system at the Visitor's gate must be used by Visitors, (no answer from Resident, no entry).
- 11.3 Residents will be responsible for any damages within the complex caused by their visitors.

## **12 Levies**

- 12.1 Members must pay monthly levies as imposed by the home owners' association from time to time on due date, legal action will be taken should an individual not pay their levy. These levies also include special levies levied from time to time
- 12.2 We reserve the right to charge interest on penalties and outstanding levies up to the maximum provided for in the constitution under clause 7.2 & 7.4 subject to the Limitation and Disclosure of Finance Charges Act No 73 of 1968, as amended.
- 12.3 The following structure has been put in place for NON-PAYMENT of levies.
  - 30 days – REMINDER LETTER.
  - 60 days- FINAL REMINDER.
  - 90 days – SUMMONS.

This also applies to owners who continuously short pay their levies.

Should you encounter problems contact the board in writing –NO VERBAL arrangements will be accepted.

**THE MONTHLY LEVY IS R1030.00 PER MONTH FOR THE F/Y 2025/6**

### **13 Garden/Refuse Bags**

Definition of a Garden: Garden means the whole garden on the property and not just the front piece visible from the road.

Alien Plants: Both Bug Weed and Lantana are invasive and alien plants in South Africa and should be removed from all gardens

- 13.1 Gardens must be kept neat and tidy and properly maintained. Home Owners Association reserves the right to upkeep gardens that are not looked after and levy the charges against the owner of the property. A Written Notice for this offence will be for a period of 7 (seven) days.
- 13.2 Under no circumstances may indigenous trees be cut down. A penalty of R 5 000.00 per tree will be levied against any owner violating this rule.
- 13.3 All garbage must be stored in black plastic bags (not checkers bags) and properly sealed.
- 13.4 Refuse bags will be collected on Fridays by the council.
- 13.5 Residents are only permitted to put out their refuse bags on Thursday afternoons from 13h00.
- 13.6 If a member buys or makes compost it must be made and stored in such a way that it does not pose a nuisance, is not unhygienic, foul smelling or untidy.
- 13.7 Each member must at all times keep his property free of refuse material, papers, bottles, cans or any object which may pose a nuisance, unsightliness or disturbance.
- 13.8 The burning of any form of refuse is prohibited in accordance with Municipality law.

### **14 Noise**

- 14.1 No Residents shall make, produce or cause a disturbing noise, or allow it to be made, produced or caused by any person, animal, machine, device or apparatus or any combination thereof after 23h00 (11pm) from Monday to Saturday. A Written Notice for this offence will be for a period of 6 (six) months.
- 14.2 No person shall operate or play, or allow to be operated or played, a radio, car sound system, television set, musical instrument, sound amplifier or similar device producing, reproducing or amplifying sound so as to cause a noise nuisance.

- 14.3 No person shall allow an animal owned or controlled by him or her to cause a noise nuisance.
- 14.4 No person shall allow fireworks or crackers to be discharged within the boundaries of the complex.
- 14.5 Sundays and Religious Holidays are rest days and therefore any noise will not be tolerated.
- 14.6 The use of lawnmowers, brush cutters, grinders, drills etc. is prohibited on Sundays and Religious Holidays.
- 14.7 Generators may be used until 23h00, exceptions can be made depending on the severity of the load shedding.
- 14.8 Fireworks are banned in the complex so as to comply with the municipal by laws.

## **15 Vehicles**

- 15.1 No parking will be permitted in the Cul-de-Sacs or on the roadside.
- 15.2 Road traffic rules of the National Traffic Act and Mpumalanga Province will prevail and must be obeyed.
- 15.3 Golf carts are not permitted to drive on the Complex roads as this contravenes the National Traffic Act.
- 15.4 Strict action will be taken against individuals riding quads within the complex.
- 15.5 Speed restrictions must be adhered to at all times (30kph).
- 15.6 Adhere to the STOP signs.
- 15.7 Hooters shall not be sounded within the Complex other than for emergencies
- 15.8 Damaged vehicles and vehicles that are not in general use, drip oil or brake fluid in the common property, or that are not roadworthy may not be parked on a common property or owners' yard other than such short periods as may be approved by the Board of Directors, and with their prior written consent.
- 15.9 No person may wash, dismantle or effect major repairs to any vehicles on any portion of common property.
- 15.10 Garage doors must be kept closed at all times except when access to or egress from the garage is required.
- 15.11 No more than three vehicles are allowed to be permanently parked on a property.

## **16 Complaints**

- 16.1 All complaints must be submitted to the Board in writing and/or by email.

- 16.2 WhatsApp and SMS complaints will be considered.
- 16.3 Telephonic complaints will be attended to depending on the urgency.
- 16.4 It is not the responsibility of the board members including the care takers responsibility to sort out domestic issues.

### **17 Trespassing**

- 17.1 Jumping over walls into other people's property is prohibited
- 17.2 Respect one another's privacy at all times

### **18 Gate Entry and Exit Tags**

- 18.1 Until such time as the Rules and Regulations have been signed by new Owners/Tenants tags will not be issued nor their names registered on the Mercom System.
- 18.2 Should tags be passed on by departing Owners/Tenants to new Owners/Tenants these tags will be removed from the system and reinstated at a cost of R 300.00 per tag while there is stock. Tags are been made redundant so in the future the new tags will be more expensive while we can use them. Remotes will be made available.
- 18.3 All residents must exit and enter the complex using a tag/remote.
- 18.4 Residents are not permitted entry to the complex via the Visitors Gate.
- 18.5 Should residents use the visitors gate they must sign in.
- 18.6 Residents using the Visitors Gate will be billed accordingly to the amount of R 250.00 a time to recover airtime costs.

### **19 Covid-19 RULES APPLICABLE SHOULD A PANDEMIC BREAK OUT.**

**Should a pandemic break-out the HOA will be guided by the laws put in place by the government.**

### **20 Transgressions**

- 20.1 Should any of the above-mentioned rules not be adhered to, the Home Owners Association reserves the right to levy a penalty fee to individuals or organizations for not abiding to the house rules. All charges levied including Legal costs, is the responsibility of and payable by the Home Owner of the property. Disregarding of

continued reprimands may lead to legal action which will be for the Homeowner's own account.

20.2 Once a transgression has taken place and a Written Notice issued to rectify the transgression, the owner will be given a period of time to comply

20.3 Any Written Notice issued will be subject to an admin fee of R 250.00.

20.4 The Board reserves the right to increase the Levy to double the normal levy until such time as compliance is performed, where after the Levy will return to normal. ( As per paragraph 33.5 of the Constitution).

20.5 The penalty in 20.4 can be changed at the discretion of the board depending on the nature of the offence.

## 21 Business Activities

21.1 No business, profession or trade may be conducted on/in Residential Properties, except those which are specifically allowed by the Local Authority and with the prior written permission of the Board of Directors first having been obtained.

21.2 No industry / profession or business that inconveniences in any way other residents may not be practiced on the Residential Properties of the Complex.

21.3 No advertisements or promotional materials may be displayed or distributed on any Residential Property without the prior written consent of the Board of Directors.

## 22 In the case or event of an emergency contact your nearest Board Member: -

Kenny Page Chairman	082 558 8395
Anita Page Caretaker	082 550 5707
T Madzhie Vice Chairman	082 339 1689
Richard Browning	072 989 7739
Darren van Wyk	082 377 7131

## 23 Dio Vista is POPI Act compliant

### 23 Acknowledgements of Rules and Personal Details

I hereby expressly acknowledge and agree that I fully understand the rules and regulations of Dio Vista Homeowners Association.

I also acknowledge and undertake to pay the monthly levies (Homeowners) as determined by the Board of Directors from time to time on / or before the 5th of each month.

Name \_\_\_\_\_

Date \_\_\_\_\_

Signature of Owner/Purchaser/ Lessee \_\_\_\_\_

Stand Number	
Physical Address	
Surname Purchaser / Tenant	
Full Names Purchaser / Tenant	
ID Number	
Cell Number	
Email	

Name of spouse	
ID Number	
Cell Number	
Email	

Name of Third Person	
Cell Number	

Owners Residential Address if not living in the Complex		
Copy of ID Books		
Car Registration		
Car Registration		
Number of Dogs & Cats		
Breed of Dogs (Photos Required)		
Tags R300.00 per tag non-refundable. Remotes R450.00 <b>TAGS AND REMOTES REMAIN THE PROPERTY OF DIO VISTA.</b>	Number of tags required	
Levy Per Month (Owners)	<b>R1030.00</b>	