



River Club – Useful information and Rules of Conduct

Welcome to the River Club (RC). Whether you are a new homeowner or an old one, we have compiled some useful information and the Rules of Conduct to assist with living within the complex.

1. The main objective of the development of River Club is to provide a high-quality lifestyle for residents, and the purpose of these Rules is to protect this lifestyle. Harmonious community living is achieved when residents use and enjoy their private property as well as the common areas and amenities of the Estate, whilst being generally considerate to all occupants of the Estate.
2. Your first "Port of Call" for any query is to our Managing Agents—Plett Property Management (PPM), during office hours Monday to Friday 08:00 to 16:30 - Tel: 044 533 2700 or marc@seavalley.co.za. Shane Pollock is our Estate Manager and may be contacted on 072 105 9737 if needed, during office hours, Monday to Friday. **For assistance required by residents after hours**, for instance, in the event of residents carrying out any activity which is noisy, objectionable or which may cause disturbance to any owner, tenant or resident after 23.00 , phone the River Club Guardhouse on 064 023 9069 (or landline 044 533 3605). Please also WhatsApp the Guardhouse so that there is a written record of your message and to ensure that your call has been logged. If you have not had a response from Security within a reasonable time, then call Otto or Waldo of Plett Security on 076 061 1379 and 082 578 3982, respectively.
3. For any Security issues, call:
 - a. The SAPS first on 044 501 1900 or your own security company
 - b. No security company? Then call the RC guard house on 044 533 3605
 - c. Failing which, Plett Security call centre on 044 533 6730 or 061 425 0989 or
 - d. Plett Watch on 082 251 8134
4. If you experience interruptions of the Municipal services:
 - a. For electricity outages/failures - call 073 172 0657 for more information
 - b. No water – call 044 501 3174 or 086 124 8686 (Bitou Emergency Call Centre)
5. Only Homeowners may apply to keep a pet (maximum number is 2 pets per household). Please contact PPM to obtain an application form, they will guide you through the process. Dogs & pets are allowed for owners only at discretion of Trustees and property must be fenced in. Approved dog owners must ensure that dogs are on a leash when taken for walks & they must carry a poop scoop to clean up. Tenants can't have pets.
6. All alterations & additions to homes are to be approved by the Estate Architect & the Trustees. If you wish to alter the exterior of your home in any way, please contact PPM first, to explain your intentions and receive guidance as to how to proceed. For structural changes you are advised to contact the Estate Architect via PPM on 044 533 2700. Please note that there is a R 15,000 refundable builders' deposit required and that the Homeowners Association retains R 1,000 for road levies.



7. Painting of properties within River Club. On 26 June 2017 guidelines in respect of the external painting of properties within River Club, based on the terms of the Constitution and Design Manual, were circulated to all homeowners. Any owner failing to seek and receive approval prior to painting their property may be required to repaint at their own cost.
8. Please drive with care within the complex as small children and pedestrians use these narrow roads. Also park your vehicles responsibly. Please note that there is a speed limit 10kph within the Estate.
9. Fences & hedges are not allowed on common property. Should you wish to place plants on the common property around your home you are required to contact PPM for an application / guidance. In terms of the Constitution Gardens must be kept neat and tidy at all times.
10. A fines system has been implemented to assist Trustees where members are in breach of rules.
11. Properties in River Club are intended as residential properties. No Member of River Club may conduct a business or commercial enterprise on their property without prior written permission being obtained from the Trustees, and then only on such terms and conditions that the Trustees may specify. No business activity or hobby, which causes aggravation or nuisance to fellow residents, may be conducted.
12. The volume of music or electronic instruments, partying should be kept at a generally acceptable level. Music should not be played outside, or on patios, after 23:00. Owners and/or residents may not carry out any activity which is noisy, unsightly, objectionable or which may cause disturbance to any owner, tenant or resident.
13. Use of the pools and the pool enclosure area is entirely at the risk of those that choose to do so, and no liability is accepted by the Trustees. Tennis shoes or trainers shall be worn at all times whilst on the tennis and squash courts . No boots, beach thongs, roller blades or normal footwear shall be worn. No football or other games to be played on the tennis courts.
14. Owners and tenants shall be responsible for the behaviour, acts and omissions of their visitors and shall ensure that their visitors are made fully aware of, and understand and conform to, the River Club Constitution and Rules.