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19 May 2023

Dear Residents,

AMBERFIELD VALLEY HOA COMMUNIQUE: MAY 2023

This communication is addressed to you on behalf of the Directors of Amberfield Valley HOA.

MANAGEMENT OF ANIMALS WITHIN THE ESTATE

It is noted with concern that various incidents occurred / were reported where the rules of the Estate were not adhered to, specifically where dogs and other pets were involved.

The latest incident was regarding the incident between two dogs, namely a Pitbull and a Jack Russell, within the Estate. In order to ensure that we all have a common understanding with regard to pets within the Estate, the aim of this communique is to ensure that we re-confirm the **RULES OF CONDUCT OF AMBERFIELD VALLEY ESTATE** with regard to pets, and specifically dogs.

DISCLAIMER

We refer all residents to the disclaimer contained in the Conduct Rules of Amberfield Valley Estate, paragraph 2;

“Any person wishing to enter Amberfield Valley and/or make use of the Private Open Spaces in the Estate, does so at his/her own risk. The Amberfield Valley Homeowners Association (NPC) and the individual registered Owners, their agents, employees and appointees, shall not be liable for any injury, loss or damage sustained by any owner or any other person or their property arising from any cause whatsoever, including without limitation thereto, the negligence of any of the above persons or the intentional acts of any agents, employees and appointees. Without in any manner derogating from the above, all entrants to the Estate make use of the streets hereon, whether public or private, at his/her own risk. Whilst every effort is made to secure and monitor the Estate, the Homeowners Association and individual registered Owners, all their agents, employees or appointees shall not be deemed to have warranted the safety of any owner or other persons or their property (whether moveable or immovable) on the Estate.”

Further to the above disclaimer, the Conduct Rules of Amberfield Valley also deal with the issue of pets, and the responsibilities of pet owners, quoted hereunder for your ease:

“9. DOGS AND OTHER ANIMALS

- 9.1 All Members or Residents have a responsibility to ensure that their dogs and/or animals are not the cause of disturbances at any time.
- 9.2 Dogs will not be allowed into open areas without the use of a leash.
- 9.3 Defecation of pets must be removed by the Member or Resident immediately otherwise a removal fee of R250,00 will be charged to the Member or Resident.

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- 9.4 It is the responsibility of each Member or Resident to keep their dog/s quiet. Where any pet is found to be an annoyance to other Members or Residents, the relevant Member or Resident will be requested to take appropriate action once; after this, a fine of up to R400,00 will be levied by the Company or the animal may be removed by the SPCA at the discretion of the Directors.
- 9.5 All dog owners are required to register their dogs with the Estate Office and a duly completed pet application form must be submitted to the Estate Manager in this regard. Dogs must have a collar with the Member or Resident's stand number on it for easy identification.
- 9.6 Dogs that attack any Member or Resident will have to be removed or put down.
- 9.7 Tshwane municipal bylaws require that no Member or Resident is allowed to keep more than three (3) dogs or three (3) cats older than six (6) months on property zoned residential and unless you are a registered breeder, all dogs MUST be sprayed.

Management has previously not been so strict with the enforcement on the rules regarding dogs, however, of late, it has been noted that there has been a spike in occurrences involving dogs in incidents that are in contradiction of the Conduct Rules, and thus unacceptable, e.g. dogs' defecation not picked up by the resident concerned, dogs roaming freely in the Estate, dogs permitted to be a noise nuisance by owners, dogs attacking other dogs through fences and on the streets, residents with more than the permitted 3 (three) dogs per stand, etc.

The Board of Directors (BoD) had its monthly meeting on Tuesday, 2 May 2023, where the abovementioned incident was discussed, as well as other queries received with regard to, amongst others, the keeping of Pitbulls within the Estate and the keeping of dogs with an aggressive nature, as well as the situation with regard to children provoking the dogs of other residents.

During this meeting the decision was made that Management, and specifically the Estate Manager, will in future ensure that a fining system is introduced to ensure the Conduct Rules are adhered to by residents of the Estate.

With regard to the enquiry about the keeping of Pitbulls in the Estate, the Board of Directors confirms that there is presently no legal ground for Management to request owners to remove this or any other breed from the Estate, except where any **dogs that attack any resident will have to be removed or put down.**

We hope and trust that residents will ensure immediate compliance to the rules in this regard, and further that residents will ensure that their pets are registered with the office of the Estate Manager for easy identification of lost dogs in the Estate in future. Any residents who have not submitted their pet application forms are requested to do so immediately. Kindly contact the Estate Manager to arrange for the necessary documentation required herein.

Sincerely,

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ESTATE MANAGER

o.b.o THE DIRECTORS: AMBERFIELD VALLEY HOA

Non-resident owners are requested to bring the contents of this circular to the attention of their tenants and/or leasing agents

Directors: Johan Botha (Chairman), Randy Molai (Vice Chair), Annette Weldon (Finance),
Thandi Radebe (Safety & Security), Mashudu Mabasa (Infrastructure & Maintenance)