

**BLUEWATER HOMEOWNERS' ASSOCIATION NPC (B.H.O.A.)
ACKNOWLEDGEMENT OF RECEIPT OF DOCUMENTATION PACK AND CONFIRMATION OF
AGREEMENT TO BE SUBJECT TO ALL LEGAL OBLIGATIONS OUTLINED THEREIN**

The below-mentioned suite of documents forms the basis of all legal obligations to which the homeowners at Bluewater Estate are expected to adhere. It is important to understand that these obligations form part of the conditions of subdivision of the Estate and, as such, are legally enforceable by the relevant authorities.

The intention of the documents is to ensure that Bluewater Estate will remain, in perpetuity, a well-managed, vibrant residential village, which protects the integrity of the natural environment, the built form and the living standards, which made it attractive from the outset.

Please Mark X as confirmation of receipt

MOI	
Architectural and Landscaping Design Manual Rev F + Addendums	
Procedures for Building	
Guiding Principles on Deviations	
Policy on Building/Alteration and Non-Compliance Deposit	
Builders Code of Conduct	
Dispute Resolution Policy	
Homeowners Association Code of Conduct	

We/I,

Married _____

as transferees of **ERF 4** Kommetjie (hereinafter referred to as the "Property"), situated in Bluewater Estate, hereby confirms the following:-

1. I am in receipt of all the above-mentioned documentation;
2. I have carefully perused the documentation and can confirm that I am well acquainted with the contents thereof;
3. I agree, without reservation, to be bound by the obligations and constraints, and also to be entitled to the rights, as an owner of property in Bluewater Estate and as a member of the Bluewater Home Owners Association NPC; AND
4. I agree to pay the monthly levy – currently set at R 840/month – from the date of transfer.

We/I further confirm that I am aware that:

1. In the case of a plot purchased from the Developer, the construction of the dwelling must commence within 2 years from date of registration of the initial transfer of the Property. Thereafter – in addition to the monthly Levy - a Penalty Levy will be imposed for an amount to be determined by the Board from time to time. The Penalty Levy is currently set at R840 per calendar month.

- II. In the case of a plot purchased from a seller other than the original developer, the construction of the dwelling must commence within 12 months from date of registration of the transfer of the Property. Thereafter a Penalty Levy will be imposed for an amount determined by the Board from time to time. The Penalty Levy is currently set at R840 per calendar month;
- III. The construction of the dwelling must be completed within 12 months from date of commencement. Failure to comply with this will result in the imposition of an additional penalty of R 840/month.

We/I further confirm that I am aware that prior to the construction of a dwelling, the purchaser will be required to submit building plans for approval by the Homeowner's Association, in accordance with the Architectural and Landscaping Design Manual and will pay a scrutiny fee for the approval of these building plans. The scrutiny fee is currently set at R5500 plus VAT payable to the BHOA Controlling Architect.

We/I also further confirm that I am aware that a deposit must be paid to the Homeowners Association prior to the release of any BHOA approved plans and commencement of any building operations. The pavement deposit is currently set at R5000 and covers damage to any curbs, pavers, landscaping and infrastructure on Bluewater Estate, caused by the movement of construction vehicles to/from the building site, as well as to ensure compliance of the Architectural Design Guidelines. This deposit is refundable following the issue of the Completion Certificate provided that, in the opinion of the BHOA, no damage has occurred. A building levy of R800 per month is charged from date of commencement until compliant completion.

New buildings on the Estate may only be occupied once a Certificate of Occupation has been issued by the local authority and, preferably, a Completion Certificate by the BHOA Controlling Architect. Should new owners wish to occupy the building prior to the issuance of a Completion Certificate, they must apply to the Board for approval for early occupation. Such approval is, however, dependent on the availability of the Certificate of Occupation from the local authority.

We/I acknowledge that, as per the Constitution of the Bluewater Homeowners Association, the Board Members may impose sanctions and/or financial penalties on owners who fail to commence or complete construction within the time limits prescribed in the documentation listed above. In addition, the Board Members may determine that the Purchaser must maintain the undeveloped property, in order to minimize the negative impact of the undeveloped property on Bluewater Estate generally.

It is acknowledged and warranted that the signatory hereto, on transfer, will become the registered owner/s of the property. The signatory to this document hereby confirms their acceptance and agrees to be bound to the terms contained herein, read in conjunction with the Bluewater Estate Articles and Memorandum, by virtue of their signature to this document.

Dated at _____ on this _____ day of _____ 20____

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