

# **NEW ENTRY AND EXIT PROCEDURES FOR THE ESTATE**

## **To All Owners**

There have been many complaints from owners/tenants over the last couple of months about excessive noise before and after hours and cars parked indiscriminately by owners, tenants and visitors. BRHOA has followed all the MOI rules in respect to this matter, however the rules are continually being ignored by certain owners/tenants.

As from **20<sup>th</sup> June 2016** all owners/tenants will be restricted to 6 visitor vehicles per stand per day which means 3x vehicles/entries per cell as there are 2 cell numbers per stand on the Tap On System allowing 3 entries and exits each.

All unannounced visitors and any type of delivery must use an entry code. **NO CODE NO ENTRY.** Visitors or deliveries that do not have a code will be asked by security to wait outside for an entry code from the owner/tenant.

**All owners/tenants who have had their remotes disconnected due to outstanding levies will no longer have access to the intercom, whereby the guardhouse phones them and 9 is pressed on the cell and entry is allowed. Details will have to be written in a log book. Your visitors and deliveries will have to phone you and you will have to walk up to the guardhouse to let them in. Your cell numbers are also disconnected on the intercom system therefore in order to avoid this process, it will be up to you to make sure that your levies are up to date. You and your visitors/deliveries will receive an entry card, the card must be handed back to security on exiting, should the card get lost R20.00 fee per card will be charged to your account.**

Exceptions will be considered in cases of an emergency and owners/tenants will be required to contact the estate manager immediately to arrange for access and parking with security. For special circumstances/functions, so too must owners/tenants contact the estate manager to arrange for access and this is to be done **14 days prior to the date as per MOI 4.13.7 clause.**

Owners who are selling their homes, the entry and exit for the estate agent and potential buyer remains the same. As a reminder if you are having a show house you must notify the estate manager – George - by no later than the Wednesday before the show day. Access will be denied should this not be in place.

BRHOA are finalizing a project to park vehicles on the outside of the estate. There will be lights and cameras to monitor the complete front boundary of the estate.

Security is a concern of ALL.

Thank you

BRHOA