

**Sandton Village Estate**



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**SVE NEWSLETTER**

Dear Residents of SVE,

**1. TAKE CAREFUL NOTE: \* PET RULES**

We are all aware that we are a pet-friendly complex. There are some pet-owners, however, who do not abide by the rules. \*(see below) This makes it unpleasant for all concerned.

Make absolutely sure that your dog(s) are not able to escape from your garden. Check any holes in fences or holes dug next to fences. The guards are not employed to chase dogs back to their homes! They cannot be held responsible if your dog goes missing.



Dogs must be on a leash at all times when outside the confines of your garden. You must carry a poop-scoop with you. The reality is that our surroundings can swiftly become unpleasant and unhygienic.

Dog droppings must be cleared from your garden area at least twice a day. Otherwise, flies are attracted and germs are spread. Your lawn will also not be mowed if it has a scattering of droppings.

Let us all act like responsible adults. No-one enjoys sending or receiving warning letters and fines!

**2. TAKE TIME:**

Save yourself a potential problem. Show your domestic worker where to switch off the water should there be a leak or should a geyser burst.

SOME TIPS:



- If you are not keen on neighbouring cats strolling through your property, purchase a cat repellent from your nearest 'Vet and Pet' shop.
- 2) To get rid of fish-moths, put a bar of sunlight soap in your cupboard or try rubbing soap along your skirting boards.

*[\\*PLEASE READ THOROUGHLY: Extract from conduct rules;](#)*

**12. ANIMALS**

1. 12.1. Pets may be housed, provided written approval is obtained from the Trustees. Applications to house, or replace a pet must be made in writing to the Trustees. The

Trustees' approval may be subject to such reasonable conditions as they may deem fit. The Trustees will take into account the size of the applicants exclusive use area, but will generally not approve more than 2 animals per household. Any permission given by the Trustees to house pets may be revoked at any stage by the Trustees at their discretion.

2. 12.2. All pets, including cats, must wear collars with tags providing the name of the Owner, unit number and telephone number of the Owner at all times. Any pet found unaccompanied (excluding cats) or unidentified in the complex will be removed. Costs incurred as a result of such a removal, such as capture and pound fees, shall be borne by the Owner or occupier of the section where the pet was accommodated or by the Owner of the pet concerned.
3. 12.3. The Body Corporate, Trustees, Managing Agents or its appointed employees shall not be liable for any loss of, or injury to, any pet, nor for any other loss incurred by the Owner of the unit, occupier of the section, the Owner of the pet or any other person. Animals that have had discs implanted in their ears are not exempt from this rule. Dogs must be licensed.
4. 12.4. Pets should not be allowed to become a nuisance. Should an animal become a source of contention, as evidenced by official complaints by other residents, the Trustees or the Managing Agents may issue a written warning to the owner to stop the disturbance. Failure to remedy may lead to the withdrawal of the permission by the Trustees to house the animal and/or the pet to be removed. Should the Owner not remove the pet after written warning, arrangements will be made for the pet to be removed at the cost of the Owner of the pet.
5. 12.5. Owners of pets are responsible for the removal of their animal's excrement within their exclusive use areas as well as from the common property so as not to be unsightly to passers-by, nor to become a breeding ground for flies.
6. 12.6. Pets must be leashed or properly controlled when on the common property.
7. 12.7. Cats, which have not been neutered or spayed, may not be kept in the complex. Certificates guaranteeing spaying/neutering are to be submitted to the Trustees when requesting permission to keep a cat. Should the animal be too young to be spayed / neutered, a certificate proving the spraying/neutering should be handed to the Trustees within a year of gaining permission to keep the animal. Should such a certificate not be provided, the cat will be removed at the cost of the cat's Owner.
8. 12.8. Bitches on heat are not allowed on the common property at any time, and should a nuisance be caused, the animal should immediately be moved to off-site kennels.
9. 12.9. Dangerous animals of any nature may not be kept in any unit, nor on the common property.
10. 12.10. Aviaries are not permitted other than with the consent of the Trustees.
11. 12.11. The feeding of wild birds, especially feral pigeons, is strongly discouraged as this attracts rats to the complex.
- 11.12. Where any animal is perceived to be in distress, the Trustees have the jurisdiction to engage the services of the SPCA or any other appropriate organisation, without notice to the resident, to alleviate the distress and to remove the animal.
- 11.13. Owners contravening the above rules will be taken to arbitration and the costs will be the responsibility of the Owner in contravention of the rule.

Kind Regards,

SVE Management