



Estate Rules, Guidelines and Code of Conduct

Grotto Bay Homeowners Association
(Revised – 04 May 2019)

Accepted by Ordinary Resolution 1 at the Annual General Meeting held on 04 May 2019, in substitution for the existing Estate Rules, Guidelines and Code of Conduct of the Company.



Grotto Bay Home Owners Association

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Rules, Code of Conduct and Guidelines

Grotto Bay Private Nature Reserve is owned by private residents who enjoy a relaxed and secure lifestyle. The estate rules, code of conduct and guidelines are for the protection and reinforcement of this lifestyle and the owners' capital investment.

The purpose of this set of rules is not intended to be unduly prescriptive or limiting, but rather to address the need for a clean, neat, safe and tranquil environment and it is hoped that residents will embrace them freely and voluntarily.

1. Introduction

- 1.1 In these Rules, unless the context otherwise indicates, all words and expressions shall bear the same meaning as defined in the Memorandum of Incorporation of the company.
- 1.2 Any words importing the singular shall include the plural and vice versa, words importing the masculine gender shall include the feminine gender, and words importing persons shall include partnerships, bodies corporate and trusts. The Grotto Bay Home Owners Association will hereafter be referred to as GBHOA and the Board of Directors of the Company as the Board.
- 1.3 The rules should be read in conjunction with the following documents:
 - (a) GBHOA Memorandum of Incorporation.
 - (b) GBHOA Architectural Design Manual.
 - (c) GBHOA Builders' Agreement and Code of Conduct.
 - (d) GBHOA Approved Plant List.
 - (e) GBHOA Conservancy Access Application.
 - (e) The Local Authority's By-Laws.

2. Domestic Pets

- 2.1 No cats are allowed on the estate.
- 2.2 The maximum number of dogs allowed per property is 2.
- 2.3 Visitors to rented holiday accommodation are not allowed to bring any pets into the Estate.
- 2.4 Visitors to residents living in Grotto Bay are allowed to bring their dog into the Estate as long as the dog is confined to the property being visited or on a leash if walking outside the property.
- 2.5 Members or residents and their visitors may not allow dogs off their properties unless under strict control and on a leash.



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- 2.6 Dogs must be on a leash at all times when taken for a walk in the estate. All excrement must be bagged and placed in the bins provided or disposed of when returning home.
 - 2.7 No dogs are allowed in the nature reserve or on the hiking trails unless under strict control or on a leash. Any dogs seen or reported chasing our birds or other animals will be banned from entering the nature reserve.
 - 2.8 Disturbance by pets is not allowed and must be controlled by the owner. Persistent barking which results or may result in a nuisance or disturbance to any other resident will not be permitted.
 - 2.9 The natural fauna on the Estate and sea birds on the beach are to be protected and must not be chased or attacked by your dogs.
 - 2.10 It is recommended that all dogs wear ID tags to ensure that lost pets are easily reunited with their owners.
 - 2.11 Security will not dedicate its resources and/or personnel to locating or recovering any lost pets.

(See [Annexure "A"](#) for rules Prior 28 February 2019)

3. Vehicles and Roads Usage

- 3.1 The speed limit on the estate is strictly 40km/h.
- 3.2 All stop, yield and other road signs on the estate must be adhered to and traffic circles are not to be "short-cut" or entered into or out of from the wrong direction.
- 3.3 Pedestrians, animals, birds and wildlife shall have the right of way at all times within the estate and vehicles shall be brought to a stop whenever necessary to allow their safe passage.
- 3.4 Be aware when approaching children on our roads, they are vulnerable on their bicycles and skate boards. Children using the roads must be aware of the rules of the road and abide by them for their own safety.
- 3.5 No vehicular access is allowed, anywhere off the estate roads other than residents with reserve conservancy access permits.
- 3.6 No un-roadworthy vehicles, off road scramblers or quad bikes, (other than security), are allowed on any portion of the estate, dune or beach area.
- 3.7 A person shall not drive on the estate a vehicle:
 - 3.7.1 that causes excessive noise or smoke;
 - 3.7.2 that leaks oil, fuel or brake fluid;
 - 3.7.3 that is not licensed as required by law;
 - 3.7.4 without being licensed to do so as required by law.



- 3.8 Parking space is at a premium on the estate. Please do not leave your vehicle on the side of the street or on residents' properties without their consent when visiting the beach.
- 3.9 No person on the estate shall, without written consent dismantle or effect major repairs to a vehicle where it is visible.

4. Fire Safety and Risk

- 4.1 Fire is a constant threat because of our Strandveldt vegetation, strong winds and hot summers. All residents, guests or visitors are to acquaint themselves with the Fire Management Plan as posted at the Gate House.
- 4.2 No open fires are allowed. Fires are only allowed in designated fire places and braai areas of residences. Loose standing fireplaces are often a risk and the use of these is strongly discouraged during high windy periods and/or when fire risk information posted at the gate house prohibits fires.
- 4.3 No fireworks or incendiary devices are permitted on the entire Estate.
- 4.4 Do not flick cigarette butts away. No smoking is permitted on the back of an open vehicle or while walking in the estate or reserve area.
- 4.5 Any fire/bushfire emanating due to your actions, irrespective, will be deemed as negligence and state prosecution will be applied according to the Promulgated Legislation.

5. Security

- 5.1 The security of Grotto Bay consists of a thermal camera system that covers the complete perimeter and is being monitored 24 hours a day by our security personnel and an independent off site contractor. During the day corresponding numbers of perimeter breaches is the safeguard against intrusions. Breaching this perimeter at night can put the security of the estate at risk and therefore the following rules are in place:
 - 5.1.1 During hours of dark any resident, guest or visitor who wants to visit the beach or go for a walk outside this secure perimeter must first inform the security control room of the following:
 - (a) Route out of and back into the estate.
 - (b) The time leaving and returning.
 - (c) The number of people.
 - (d) The number of the property where you are staying.
 - 5.1.2 The hours of dark when this arrangement is enforced are:
 - (a) Winter: Apr – Sept 19h00 – 06h00
 - (b) Summer: Oct – March 21h00 – 05h00
 - 5.1.3 If there is a change of plan whilst outside, you must call the security control room from a mobile phone before returning.



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- 5.1.4 By not adhering to these rules, you could be apprehended by the security personnel or arrested by the police.
- 5.2 Access for owners and tenants is via an access tag fixed to your vehicles windscreen. Only two access tags are permitted per household. The first tag is free and a second tag per household can be purchased from our estate manager. Additional tags can be requested, on merit, by writing to the Board stating reasons for additional access tags. Owners and tenants without an access tag will be required to sign in at the gate.
- 5.3 The estate manager must be informed of any lost or unused access tags so they can be de-activated. Lost tags can be replaced by purchasing a new one from the estate manager.
- 5.4 It will be considered a serious breach of security should a resident give their access tags to any other person for use by that person for whatever reason.
- 5.5 All guests, visitors, deliveries and contractors who are entering the estate are to register at the gate and they will be issued with a Permit to be clearly displayed on the vehicles windscreen at all times.
- 5.6 The guardhouse should be advised in advance of pending arrival of visitors, deliveries or contractors where possible.
- 5.7 If a visitor, delivery or service provider arrives unexpectedly or unannounced, the resident will be called via our mercom system to confirm such a person. Unannounced persons will be denied access if a member cannot be contacted. It is the resident's responsibility to ensure that their contact details are in fact listed with the guard house.
- 5.8 Entry is entirely at your own risk, and any subsequent consequence to persons or property claims will not be entertained by GBHOA or its Agents and Office Bearers.
- 5.9 The Grotto Bay Private Nature Reserve in its entirety is Private Property and right of admission is reserved. Access will not be permitted purely for visiting the beach, fishing or accessing the Nature Reserve. Trespassers will be prosecuted.
- 5.10 Please be cordial to our security staff. They are doing their jobs and are trying their utmost to serve you. Physical or verbal abuse of any security personnel will not be tolerated and in no way should they be prevented from doing their duty.
- 5.11 Under no circumstances may Security personnel be asked or employed by residents on any basis to undertake work or perform errands of a temporary nature on behalf of owners, residents or visitors.
- 5.12 Safety and security for property and persons is the sole responsibility of the home owner, tenant, guest or visitor. All logical precautions must be taken to ensure a secure and safe environment. Grotto Bay has a central



Alarm Response Unit and all properties are recommended to connect to this system. All incidents are to be reported to the Gate House and SAP investigation requested.

6. Common Areas and Reserve

- 6.1 All are welcome to walk the trails in the reserve, please stick to the footpaths and don't walk through the fynbos or undesignated areas.
- 6.2 Picking or removal of any fynbos, plants or flowers from the estate or the reserve outside of a private property is strictly prohibited.
- 6.3 Damage or removal of any artefact, geological or archaeological item is prohibited.
- 6.4 Hunting, chasing, trapping or endangering any wild fauna or avifauna, anywhere in the Housing Estate or Reserve area is strictly prohibited and offenders will be criminally charged.
- 6.5 The use of catapults, bow and arrows, air guns or anything of the like is strictly banned anywhere on the Estate or Nature Reserve Conservancy.
- 6.6 Only home owners and long term tenants with permits are allowed to drive on the track to Long Beach. The loose sand on the track does not allow for much traffic. Permits can be requested from our estate manager.
- 6.7 No visitor, guest or previously banned home owner/tenant may have vehicle access to the Reserve area – nor will application to do so, be granted.
- 6.8 Fishing is allowed and fisherman may collect bait in the intertidal zone which belongs to the state, subject to being in possession of the required permits and staying within the set limits. It is illegal to remove any bait from the confines of the Estate.
- 6.9 Please use our natural resources with utmost care and respect. Even if our visitors remove shell fish and bait from the beach strictly according to permit limits there would not be much left for us to enjoy.
- 6.10 Do not leave fishing line on the beach, as it targets the feet of sea birds, with agonizing results
- 6.11 Should undesirable wild life appear in your dwelling, such as a snake, please call the gate house immediately. The Estate Manager will arrange to remove the threat. Please do not kill our snakes, as they are important to control the numbers of rodents and moles on the Estate.
- 6.12 Please don't use any poisons to get rid of rodents, this can be detrimental to our birdlife.



7. Water

- 7.1 Water usage allocated to each Unit Erf in respect of each calendar month is limited ("Water Limit"). Based on the 220,000l daily limit set out on the registered servitude, the limit is 1,000l/day per Unit Erf, measured on a monthly basis, on a business day. The Board may from time adjust the Water Limit, provided that such adjustment is approved by the Members.
- 7.2 In the event that any Member use in excess of the Water Limit, the Board may raise a reasonable charge on the additional liters used and restrict the water flow to such Unit Erf.
- 7.3 This charge or fee payable in respect of water usage in excess of the Water Limit will be determined by the board from time to time, and will be communicated to Members as per clause 2.4(5)(a) of our MOI.
- 7.4 The use of potable water for the filling of swimming pools and piped irrigation is prohibited.
- 7.5 Excess usage due to an unforeseen situation must be reported to the Board with proof of repair for a consideration of waiving above mentioned charges.
- 7.6 Owners are encouraged to fit locks to external taps, switch off water mains when away from your property and to take water readings through the month in order to help prevent over usage caused by taps left open, burst geysers or leaks appearing in piping.

8. Refuse and Laundry

- 8.1 Domestic refuse and grass clippings are collected on Mondays between the hours of 08h00 and 12h00. Refuse and grass clippings must be placed in refuse bags and should only be left outside properties on the morning of collection.
- 8.2 Weekly mulching of certain indigenous garden refuse takes place on a Wednesday from 08h00 to 12h00, at your home. Please have your vegetation ready by the side of the road by 08h00, as we only enter each close once. You may keep the mulching, otherwise it will be removed and placed in circles or elsewhere where needed.
- 8.3 Plants like vygies and palm leaves clog up the mulcher and therefore must be removed by residents themselves, to a relevant municipal site.
- 8.4 Building rubble should be removed regularly during building, and especially shortly after completion of building work, and be disposed of at one of the many municipal dumping sites for building rubble. Our closest site is the Atlantis Solid Waste site, on Dassenberg Road.



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- 8.5 No unsightly objects like dustbins, refuse bags, garden rubble, building rubble or derelict vehicles etc. may be visible from the road or any communal area.
 - 8.6 Washing lines should be obscured from view of other residents and washed items may only be hung in a screened drying yard.

9. General Conduct

- 9.1 Littering is an offence. Please keep our Estate and the beach area clean and tidy.
- 9.2 Residents deeply appreciate the silence and tranquillity that Grotto Bay has on offer. You are required to keep noise levels and the volume of your music down to such levels that it does not offend your neighbours or other residents.
- 9.3 Respect the rights of others who live here for the peace, quiet and tranquillity. If you are going to have an odd party or make a noise, be courteous enough to inform all your neighbours.
- 9.4 Only approved plant species may be planted, every attempt is to be made to eradicate alien invasion plants or grasses. See the GBHOA Approved Plant List.
- 9.5 Stay on the tar roads and designated footpaths while walking in the estate, no access is allowed through the fynbos or undesignated areas.
- 9.6 Exterior lighting is to be discouraged or down lighted preferably on a sensor timer and only switched on where necessary as our wild life appreciates darkness at night. We do not have street lights for this reason. Please do not drive around the Estate at night with your vehicles lights on bright, as it aggravates home residents and wild-life alike.
- 9.7 Children using the roads unsupervised must be of an age to be aware of, understand and abide by the rules of the road and estate. Intrusion into private property is an offence (access, swimming pools etc.).
- 9.8 No unauthorized persons or children are allowed onto building sites under construction.
- 9.9 Residents, guests and visitors are prohibited from using Grotto Bay Private Nature Reserve or access through GBPNR as a thoroughfare (per foot, motorised or unmotorised vehicle) for commercial purposes.
- 9.10 In order to preserve and enhance the residential ambience and lifestyle within the Estate, all residents shall at all times behave in a considerate, reasonable and civilized manner, and shall in particular avoid causing inconvenience or nuisance to other residents.



10. Construction and Property Maintenance

- 10.1 Structures or building-on, and changes of any form (internal or external), unless approved by GBHOA and Swartland Municipality, are strictly prohibited.
- 10.2 Building contractors working on the Estate will be required to sign a Code of Conduct, ensuring adherence to the rules and regulations of the GBHOA as may be amended from time to time.
- 10.3 Should any work referred to above cause any damage to any property on the estate, the member concerned shall be liable to make good or to pay for the cost incurred to repair such damage.
- 10.4 Only building materials may be stored on vacant erven during construction. No boats, caravans, vehicles or other items may be stored on a vacant erf at any time.
- 10.5 All residents shall maintain their properties (buildings, outbuildings, walls, fences and gardens) in a good condition and in a neat and tidy state at all times.
- 10.6 Please also be aware that only fixed axle trucks may enter the estate, reticulated trucks, links and trailers are not permitted.

11. Commercial Activity and Land Use

11.1 Applicable Zoning

- 11.1.1 The applicable zoning scheme for Grotto Bay is the Swartland Municipality Zoning Scheme (2017).
- 11.1.2 According to this scheme, all residential erven in Grotto Bay are zoned **Leisure Accommodation Zone**, and all the surrounding areas are zoned as **Open Space Zone 3**.
- 11.1.3 Under this scheme the primary uses for the residential area is Holiday Accommodation, Holiday Housing, Conservation Usage and Private Open Space. The consent uses include Lodge, Tourist facility, Resort shop, Transmission tower, Rooftop base station, Boat launching facility. Consent use can only be allowed after application to the Municipality, who will launch a public participation process.
- 11.1.4 As of publication of these rules, the Swartland Municipality Zoning Scheme (2017) by-law can be found on the Swartland Municipality website, at - [www.swartland.org.za/media/docs/2017/town-planning/By-law%202017/7741-swartland 2017.pdf](http://www.swartland.org.za/media/docs/2017/town-planning/By-law%202017/7741-swartland%202017.pdf)



11.2 Key Definitions

11.2.1 **Holiday Housing** means a harmoniously designed and built holiday or recreational development with an informally grouped layout which may include the provision of a camping site and land for mobile homes or **dwelling units** and which may be separately alienated by means of timeshare, sectional title division, the selling of block shares or cadastral subdivision.

11.2.2 **Dwelling Units** means **a self-contained inter-leading group of rooms** with not more than **one kitchen**, used for the living accommodation and housing of a **single family**, together with such outbuildings as are ordinarily used therewith.

11.2.3 **Family** means a single person maintaining an independent household, or two or more persons directly related by blood or marriage maintaining a common household, or no more than five unrelated persons maintaining a common household.

11.3 Implications

11.3.1 Long term and holiday rentals to **a single family** are permitted providing the estate rules are strictly adhered too; guest houses, bed and breakfasts, lodges or similar (i.e. letting out of individual rooms (with or without meals) for residential accommodation and/or accommodation for transient guests, for compensation) are against the zoning conditions of Grotto Bay and therefore are not allowed.

11.3.2 No application for a trading license or zoning relaxation shall be made to the relevant authority unless the prior written approval by the GBHOA has been obtained which approval shall not be unreasonably withheld. Such approval shall be subject to approval by the members.

11.4 No advertising boards may be displayed anywhere on the Estate.

11.5 No door to door canvassing or selling is permitted on the Estate.

11.6 Use of the HOA mailing list for commercial purposes is prohibited and Members are prohibited from providing non-members with the HOA mailing list.

12. Levy Payments

12.1 Levies are payable in advance, on the 1st day of the month and interest is payable on arrears. Levies will be regarded as being in arrears if not paid on or before the seventh day of each month.

12.2 All levies (including additional levies), penalties, damages and legal costs shall be debited to the member's levy statement and shall bear compound



interest as a levy debt, and shall be recovered as a levy. Levies may not be withheld for any reason whatsoever.

- 12.3 Any account in arrears by 60 days will be handed over for legal action, which cost will be for the member's account. The GBHOA has the right to suspend all services and member privileges as per clause 3.4(3) of the company's Memorandum of Incorporation.
- 12.4 Any property owner whose levies are under legal matters will have their access tags suspended and residents of the property will have to sign in at the gate house.

13. Complaints

- 13.1 No resident may interfere with the work or duties of an employee of the HOA. Formal advices or complaints must be lodged with the Estate Manager or the Board and must be put in writing.
- 13.2 Communication between Members, The Board, Estate Manager, Managing Agent or other employees of the GBHOA need to be civil and respectful. The Board can refuse to communicate with members who do not treat the mentioned parties with civility and respect.
- 13.3 In the event of annoyances or complaints between residents, the parties involved should attempt to settle the issues between themselves, exercising tolerance and consideration. Where matters cannot be resolved it should be brought to the attention of the Estate Manager or the Board in writing.
- 13.4 Owners or residents should report contraventions of these rules in writing to the Estate Manager or the Board. This will be dealt with confidentially to ensure anonymity of the complainant.
- 13.5 Contraventions of these rules seen by patrolling Security officers will be brought to the attention of the owner or resident concerned and reported to the Estate Manager or the Board. Vehicles seen speeding or driving recklessly on the Estate by Security patrols will have their registration numbers recorded and appropriate action will be taken by the Estate Manager or the Board.

14. Penalties and Relaxation of Rules

- 14.1 All published rules and guidelines whether distributed by the Board, managing agents or electronic whale talk are to be adhered to.
- 14.2 It is the responsibility of all property owners to ensure that they as members and all members of their household, employees, contractors, tenants, visitors or guests, paying or otherwise, are aware of the contents of these documents and abide by these rules.



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- 14.3 In the event of any breach of these rules by a member, members of their household, employees, contractors, tenants, visitors or guests, such breach shall be deemed to have been committed by that Member and the Board shall have the right to take such action against the defaulting member as they deem fit on behalf of GBHOA, including but not limited to:
- 14.3.1 Giving notice to the member concerned requiring them to remedy such breach within such period as the Board may determine; and/or
- 14.3.2 Taking such steps as the Board may consider necessary to remedy the breach at the cost of the defaulting member; and/or
- 14.3.3 Taking such other action as the Board deem necessary and which action may include the imposition of a penalty, or proceedings in court.
- 14.4 The owner or resident may appeal against penalties imposed, provided that they shall lodge a written appeal with the Board within 14 (fourteen) days of the date of the written notice of the penalty.
- 14.5 All new owners and tenants will be required to sign acknowledgement of receipt and acceptance of the regulations of GBHOA, prior to concluding a sale/lease agreement. GBHOA will also require 30 days written notice of termination/expiry of lease and intention to vacate the premises.
- 14.6 All Estate rules and regulations are binding and are not open to interpretation or debate.
- 14.7 No indulgence or relaxation in respect of these rules shall constitute a waiver or consent, or prevent the future enforcement of that rule by the Board at any time.
- 14.8 In the event of a breach by a guest, tenant, a member of the tenant's household or employees, invitees or guests of the tenant, the GBHOA may, in addition to the imposition of a penalty, bar such person access into the Estate.
- 14.9 Any correspondence or query for GBHOA is to be addressed to the Board. Account queries are to be addressed to the Managing Agents.
- 14.10 Where, in the opinion of the board, an insignificant contravention of these rules has occurred or one that has caused little or no prejudice, they may decline to charge the offender.

15. Fine Guideline

The following table of fines and penalties is a guideline and may be reviewed and updated by the board of directors from time to time.

Repeat offences are for the same offence in a 12 month period.



Owners are responsible for the behavior of their Tenants or Guests and all fines will be issued to the owner of the offending property.

DESCRIPTION	First Offence	Second Offence	Further Repeat Offences
Domestic Animals causing a disturbance	Written Warning	R500.00	R1000.00
Failure to pick up excrement when walking your dogs on the Estate	Written warning	R250.00	R500.00
Domestic Animals outside confines of property - not on a leash	Written warning	R500.00	R500.00 Animal could be transferred to SPCA
Cat brought into Estate	R1000.00 and 30 Days to re-home the cat after which SPCA will become involved.		
Cats prior to 28 February 2019	See Annexure A		
Speeding or Traffic Offense	R500.00	R500.00	R1000.00
Fireworks or Open Fire	R1000.00	R1500.00	R2500.00
Physical or Verbal Abuse of our Security Personnel or Staff	R1000.00	R1500.00	SAPS Case opened.
Preventing Security Personnel or Staff from performing their Duties	R500.00	R1000.00	R2000.00
Access Violation	R500.00	R500.00	R1000.00
General Rule Violation and Violation of Code of Conduct	Written Warning	R500.00	R1000.00
Noise Pollution or unreasonable nuisance to other owners	Written Warning	R500.00	R1000.00
Unauthorised Construction Work after hours	R500.00	R500.00	R1000.00
Building Violation - all ie: no plans, building deposit, builders agreement or deviating from plans	Written Warning and a chance to rectify. Thereafter R500.00 per Month until Rectified and plan related matters will be reported to Swartland Municipality. Transfer of property will be Denied if not Rectified.		
Building operation exceeding 18 Months in Duration	R1000.00 per Month over.		
Landuse Violation – all ie: unauthorized commercial use of property	Written Warning and a chance to rectify, failing which R1000.00 per Month until Rectified. Violation will also be reported to Swartland Municipality.		
Violation of 4x4 Access Rules	R2000.00	A second contravention, irrespective of what the first offence was, will result in immediate withdrawal of the permit, and denial of any future permits.	



Domestic pets prior 28 February 2019

Residents must register all dogs and cats on their property by sending a mail to manager@grottobay.org by 28 February 2019 with the name, breed and age of each pet. This is extremely important because after this date any unregistered dogs or cats on your property will be classified as new and will have to be rehomed.

1. Send a picture of your pet/pets to the same mail address for identification purposes. This will aid in the safe return of your pet should they escape from your property.
2. All cats must be spayed or neutered and have a collar with identification (Erf Number), a bell and be kept in your property. Roaming cats have the risk of being trapped if the cat trap is set for feral or unidentified cats. These cats will be returned to the owner if wearing a collar with identification and a record of trapped cats will be kept. Proof of spaying or neutering could be requested if not obviously visible. Owners of nuisance cats, the same cat trapped three times or three written complaints about the same cat (photo if possible) from residents, will be requested to address the matter and a R500 fine will be issued to the property owner. The fourth offence of the same animal would force us to involve the SPCA and the R500 fine will be levied monthly until resolved. Please note we cannot react on hearsay, we require positive identification to take further steps.
3. Dogs must be confined to your property and all dogs must be on a leash when leaving your property. Barking dogs is a huge disturbance to many residents so please address this if your dog barks incessantly. As with cats, owners of nuisance dogs will be warned and repeat offenders fined. Please refer to the Grotto Bay Estate Rules page 2 for the full rules regarding domestic pets.

As from the 1st March 2019 no new cats will be allowed into Grotto Bay and residents with more than two dogs will not be allowed a new dog until they are compliant with the two dog rule. Should our estate manager or a resident report a new cat or dog that was brought into Grotto Bay illegally, the owner will have 30 days to re-home them. To enforce the above we would rely on residents reporting any new illegal pets they observe so we can check this against the register. Our estate manager will be keeping a strict check as well.