

GENERAL INFORMATION

AIMS & OBJECTIVES

GENERAL INFORMATION AND **AIMS AND OBJECTIVES OF ST FRANCIS LINKS HOMEOWNERS ASSOCIATION NPC**

1. To promote the development and maintenance of all properties within the St Francis Links estate and to ensure that all such properties are developed and maintained in such a way as to derive maximum benefit therefrom for the entire St Francis Links community.
2. To enforce the provision of the development and architectural standards for the St Francis Links estate. In particular, and in no way detracting from the generality of the aforesaid, to ensure that all buildings and other structures erected within St Francis Links as well as any external fixtures or fittings attached thereto, comply with the aforesaid controls and generally to ensure that the external appearance of all buildings and other structures, all gardens and other areas in St Francis Links comply with the aforesaid standards.
3. To promote, advance and protect the interest of members generally and to co-operate with the local authority, provincial government and all other relevant authorities for the benefit of the Association and its members.
4. To represent the interest of members and to provide a united voice by which such interests may be expressed.
5. To collect levies and other contributions towards funds of the Association for the attainment of the objectives of the Association or any one of them.
6. To maintain open spaces, internal roads and other common areas within the St Francis Links estate, which the Association may own or may otherwise be responsible for, and to make and enforce regulations governing the use thereof by the members, service providers and visitors.
7. To preserve the natural environment, vegetation and fauna on the St Francis Links estate.
8. To regulate the right to keep animals, reptiles and birds within St Francis Links estate.
9. To regulate the placing of movable objects outside buildings within the St Francis Links estate and the storing of flammable and other harmful substances within St Francis Links estate.
10. To reasonably regulate the conduct of any person within the St Francis Links estate and to prevent any nuisance of any nature to any member.
11. To impose penalty levies upon non-compliant members in contravention of the Memorandum of Incorporation ("MOI") or the Conduct Rules or other governing documents made in terms thereof.

GENERAL INFORMATION

The Development

The St Francis Links development is situated immediately inland of the St Francis Bay coastal village. The estate comprises a minimum of 540 residential units spread over 300 hectares. In addition to this, there are multiple areas declared and gazetted as private nature areas (in excess of 109 Hectares). The golf course has been designed by Jack Nicklaus to make best use of the natural features and beauty of the location.

The Developers

The development company was St Francis Golf Links (Pty) Ltd. The shareholders of this company included WBHO Construction (Pty) Ltd, one of the largest construction companies in South Africa and Golf Data who have been responsible for the design and development of some of the best golf estates in South Africa.

Kouga Local Municipality

The Kouga Local Municipality covers the area and broadly encompasses Jeffreys Bay, Aston Bay, St Francis, Oyster Bay and districts adjacent, inland and between.

Public amenities generally fall under the municipality – roads, parks, libraries, building control, garden and household refuse collection, electricity, water, sewage, protection services, etc.

As a member of the Association, one pays property rates to the Municipality. Owners of property at St Francis Links however pay the Association for water, electricity and sewage basic, consumption and availability levies, refuse removal and the like as applicable and not to the Municipality.

Building plans are required to be submitted to and passed by the Municipality, after being submitted to, reviewed and passed by the St Francis Links Homeowners Association NPC. Small-Scale Embedded Generation units (electrical generation via solar panels) are to be applied for in advance of installation for review by the Association, in line with the policy on such electrical installations.

Utility services are provided in good faith and in the belief that they will be adequate. Every effort is made by the different authorities and departments to provide their services on a continuous basis. However, as with any house in any suburb of any town in the country, no guarantee can be given that all services will operate fully throughout every 24-hour period year in and year out. Interruptions do occur and such temporary inconveniences do not empower members to reduce the required and contractual payments to the local authority or levies due to the Association.

St Francis Links Homeowners Association NPC ("Association")

Our office is physically situated on the mezzanine level in the Club House on the estate at No.1 Jack Nicklaus Drive.

The Association is an association of all purchasers (i.e. vacant property and homeowners) to which is assigned the task of managing and operating the estate to the benefit of all its members. It is your association. It is a legally registered association not having a share capital i.e. a non-profit company (NPC) where the income and property are not distributable to its incorporators, members, directors, management, officers or related persons.

The Association and its operations are legally imposed by its registered MOI (its "constitution") together with its Rules and Protocols which lays down definitions, procedures and regulations.

Membership

With the purchase of a property (i.e. a stand or a dwelling) goes the obligatory membership of the Association which, in turn, confers one voting right per freehold property purchased and one per sectional title property (not per unit). Multiple ownerships (joint ownerships), trusts, close corporations, companies etc are required to nominate one party as "the principal member." Owners may not resign their membership of the Association.

Management of the Association

The Association is managed by a Board of Directors. Being a registered company, the Directors are elected as prescribed in the MOI. Please consult the Association MOI for its laid down business

The Board's overall aim is to establish, nurture and maintain a culture of a co-operative, contented and unique quality community lifestyle on the estate, whilst efficiently running the functions of maintaining and improving the value of the Estate as a whole.

To help achieve these objectives, the Board may appoint Committees, normally with residents as members, and / or individuals to consult with on matters regarding the running of the Estate and to make recommendations, suggestions or requests on any potential or perceived problems.

The Board, as such, sets the policy, and appoints staff to carry out that policy and to physically perform the day-to-day running of the Estate. The day-to-day running of the estate is the responsibility of the CEO/Community Manager and the appointed executive committee ("Exco")

As the estate has a golf course as its main feature, there is an obligation imposed on all owners to contribute to the maintenance of these facilities. All owners derive benefit from the maintenance of these facilities, whether they play golf or not.

Links Golf Club (RF) Limited ("the Club")

The Club is constituted as a Public Limited Liability Company known as Links Golf Club (RF) Limited. The Club owns the golf course, clubhouse and associated elements. The Club is an intrinsic part of the estate and offers various types of membership to owners of property on the estate. A minimum of one principal membership is however compulsory, whether such owner plays golf or not. The Club is governed by a Board of Directors in accordance with its own MOI and supporting governance documents, copied of which are available from the offices of the Association.

Copies of all governing documents are available from the offices of the Association.

Tel 042 200 4500 | hoa@stfrancislinks.com

SFLHOA ORGANOGRAM

**ST FRANCIS LINKS HOMEOWNERS ASSOCIATION NPC
ALL PURCHASERS / OWNERS**

BOARD OF DIRECTORS THE BOARD SETS THE POLICY FOR THE ADMINISTRATION OF THE ESTATE	
ESTATE MANAGEMENT DAY TO DAY RUNNING OF THE ESTATE AND IMPLEMENTATION OF POLICY EXCO AND STAFF Reception Administration Accounting Garden Maintenance Estate Maintenance Common Property Conduct Town Planning & Building Control <u>POSSIBLE EXTERNAL SERVICES</u> Security Auditing Health & Safety Labour Others as Required	SUB-COMMITTEES (as may be appointed by the Board from time to time) ADVISE THE BOARD ON POLICY AND OPERATION MEMBERS OF THE COMMITTEES (EXCO, HOMEOWNERS AND THE BOARD AS APPLICABLE) Architectural Standards and Building Control Finance Compliance Others as Required