

# KORO CREEK

B U S H V E L D G O L F E S T A T E

Tel: +27 14 495 0026 | Physical address: 147 Kerk Street, Modimolle, 0510 | Postal address: P.O. Box 90, Modimolle, 0510  
Email: [hoa@korocreek.com](mailto:hoa@korocreek.com) | Web: [www.korocreek.com](http://www.korocreek.com)  
Koro Creek Home Owners Association (NPC) | Reg: 2005/020842/08 | Vat No: 4540258292

## Domestic Animals Rules

### Rules:

#### 3. Application:

Before any pet is brought on to koro Creek, the application forms must be submitted the HOA. An official application form must be submitted with proof of vaccination, sterilization and chipping.

#### 3.1 Enclosure Requirement:

- Dogs must be kept in properties with suitable walled enclosures to prevent straying.
- Approval shall be obtained from the aesthetic committee to build suitable walls prior to getting a pet.

#### 3.1.2 Limit on Pets:

- No more than two pets per property either two dogs or two cats or one dog and one cat per property,

#### 3.1.3 Prohibited Animals:

No poultry, pigeons, or rabbits allowed on the Estate.

Bird aviaries of any nature is strictly prohibited.

#### 3.1.4 No Roaming:

3.1.4.1 Animals must be confined to the Erf of the owner or resident and may not be permitted to roam freely and unattended on the internal roads, golf course or the common areas of the estate.

3.1.4.2 Under no circumstances are pets allowed to be walked on the golf course during golf operating hours.

3.1.4.3 Under no circumstances are pets allowed to swim in the dams within the estate.

#### 3.1.5 Leash Requirement:

3.1.5.1 Animals must be on a leash while on the internal roads, golf course or the common areas of the estate.

3.1.5.2 Pets must be walked on a leash in public, common or farm areas.

#### 3.1.6 Pet Waste Cleanup:

3.1.6.1 Owners must immediately remove pet excrement in any areas of the estate; failure to do so results in an immediate spot fine.

#### 3.1.7 Identification:

3.1.7.1 Every pet must wear a collar with a tag detailing the owners name and contact number and be microchipped. Any cost incurred by the HOA to identify a pet will be levied to the owner.

3.1.7.2 Pets must be registered with the HOA offices.

3.1.7.3 Each pet must be registered with HOA individually.

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## 3.1.8 Removal of Nuisance Pets:

3.1.8.1 The Association reserves the right to remove pets causing nuisance, with removal costs to be borne by the owner of the pet.

3.1.8.2 Prior notice will be given to the owner to rectify the cause of the complaint.

## 3.1.9 Local Authority By-laws:

3.1.9.1 Strict enforcement of local authority by-laws related to pets.

## 3.1.10 Requirements for Keeping and Controlling Pets:

- Any aggressive pet will be removed from the estate and any cost incurred by the HOA to have the pet removed will be levied to the owner.
- No member or resident may bring any dog onto Koro Creek Estate or allow it to be done, if that dog is wild, dangerous and ferocious; or is in a habit of charging at or chasing other dogs, people or vehicles, or is an unsterilised female dog which is on heat.
- Animals without identification tags or with identification tags but unclaimed after a reasonable time, may be deemed as strays and be removed from the Koro Creek Estate by Koro Creek Management.
- The Owner of an animal will be responsible for the collection as well as payment of any costs incurred in respect of the capture and sheltering of the animal.
- Any behaviour or act by dogs deemed to pose a threat to any person or property or wild animal will result in intervention by the Koro Creek Management including, but not limited to, imposition of a penalty on the owner, retracting the permission to keep the dog, the capture and removal of the dog(s) by the Koro Creek HOA or its service provider and/ or legal action.
- Serious consideration must be given to the type of dog a Member or Resident wants to acquire as keeping large breed dogs are not encouraged and place additional responsibilities on the Member or Resident.

## 3.1.11 Sterilization and Vaccination:

- The written application for permission to keep a pet must be accompanied by a veterinary certificate certifying the type, breed, gender, condition health and vaccination of the animal.
- Annual inoculation against Rabies, Distemper, Parvo Virus, and other required vaccinations.
- All dogs and cats must be sterilized before being housed on the Estate

## 3.1.12 Supervision:

- No dog should be left unsupervised outside the owner's property.
- No pet must be left alone (unsupervised) on the residence for more than 12 hours.

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## 3.1.13 Cat Collars:

3.1.13.1 Cats must have securely attached collars with effective bells to limit hunting.

3.1.13.2 Cats must be contained in an approved Catio which must have a linked entrance and exit to the residential building. Prior to installing or constructing a Catio approval of its placement of its property must be obtained from the aesthetic committee.

## 3.1.14 Additional Rules:

### 3.1.14.1 Leashing in Common Areas:

3.1.14.1.1 No dogs may be leashed to stationary objects in common areas and left unattended.

## 3.1.15 Noise Control:

3.1.15.1 No animal shall be permitted to cause or make noise within or outside buildings to become a nuisance.

## 3.1.16 Liability:

3.1.16.1 Owners are liable for any damage to property, injuries, or disturbances caused by their pets.

3.1.16.2 Birds (parrots, budgies, etc.) caged inside a portable cage, shall be allowed on the estate. Bird aviaries of any nature is strictly prohibited. Birds left outside at night must have their cages covered. An exception to this rule may be granted by the HOA on application to any person who suffers from a disability who may need assistance.

## 3.1.17 Reporting:

3.1.17.1 All animal bites or attacks must be reported to HOA management immediately.

## 3.1.18 Deceased Animals:

3.1.18.1 Members are responsible for the appropriate and sanitary disposal of deceased animals timeously.

## 3.1.19 Cruelty Reporting:

3.1.19.1 Cruelty to pets or wildlife will be reported to the SPCA or any other regulatory body dealing with animal cruelty.

## 3.1.20 Breeding Prohibition:

3.1.20.1 No breeding of dogs or cats allowed on the Estate.

## 3.1.21 Visitor Policy:

3.1.21.1 Visitors are not allowed to bring any animals onto the Estate, except for guide dogs.

## 3.1.22 Resolution of Pet-Related Issues:

- Communication and Resolution:

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- Residents are encouraged to discuss pet-related problems with owners in a courteous manner.
- If attempts fail or residents prefer not to pursue the matter personally, a written complaint should be submitted to the HOA.
- Complaint Requirements:
- Complaints should include detailed explanations of the problem, identification of the animal and owner involved, dates and times of incidents, and names/addresses of witnesses.
- Owner Responsibility:
- All pets should be well trained and not be a nuisance to people or other animals; this is the responsibility of the owner.
- Owners walking their pets on the estate must be able to produce their permits on request.
- The dwelling must be suitable to the size of the pet.
- On request the HOA may insist on an onsite introduction to the pet.
- Members or Residents must keep the area in which the dogs are kept in a clean and sanitary condition to prevent unpleasant smells and discomfort to the adjacent neighbours. All droppings and food scraps must be removed from any premises at adequate intervals.

### 3.1.23 Fines and Penalties for Domestic Animal Violations

3.1.23.1 Any pet roaming the Estate freely: R 1000 per incident

3.1.23.2 Any pet chasing or disturbing wildlife: R 2000 per incident

3.1.23.3 Pets roaming the Estate without ID collars or chip details: R 1 000.00 per incident

3.1.23.4 Any pet not registered with the HOA: R 2000 per pet

3.1.23.5 A spot fine will be issued if any owner does not comply with the registration requirements: R 2000

3.1.23.6 Domestic animal deemed a continual nuisance:

3.1.23.7 First report: Written notice

3.1.23.8 Second report: R 1 000.00

3.1.23.9 Third report: R 2 000.00

3.1.23.10 Further transgressions: Removal with cost

3.1.24 General Animal Behaviour:

3.1.24.1 Harming any animals (domestic or wild): R 5 000.00 per incident and possible removal

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## 3.1.25 Additional Violations:

3.1.25.1 Failure to immediately remove dog faeces while walking in the Estate: R 500.00 per incident

3.1.25.2 Walking with or roaming pets on the golf course during golf days: R 1000 per incident

## 3.1.26 Levy for Keeping Domestic Animals

### 3.1.26.1.1 Options for Levy:

#### 3.1.26.1.1 Monthly levy:

- R 50.00 per animal per month

OR

#### 3.1.26.1.2 Annual Levy (Paid in Advance):

- R 500.00 per animal per year

## Notes:

- Each registration fee will reflect on the levy account.
- The fees are per animal kept on the property.
- Payments are to be made promptly to the designated HOA account.

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Signature

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Name and Surname

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Name and Surname

\_\_\_\_\_  
HOA Signature

\_\_\_\_\_  
Name and Surname

\_\_\_\_\_  
Date