



Please ensure that all private golf carts display the **unit number to which the golf cart belongs. Golf Carts without stickers will be fined R500 as from 1 February 2010. Stickers can be obtained from the Estate Office at no cost.**

Parents Only!

Kindly note that only adults (the home owner, spouse or tenant) may grant visitors access to the estate. No children will be allowed to grant anyone access to the Estate.



Domestic Workers and Gardeners

All domestic workers and gardeners are required to have an access card and enter the Estate with this card on their designated days of work.

Register your domestic worker and gardener at the Estate Office by supplying a copy of their ID, as well as the days on which they work for you.

Should your domestic worker/gardener not already have an access card, you will be required to pay R50.00 per card.

Lost cards are replaced at a cost of R100.00 per card. Should your domestic worker/gardener lose his/her card, kindly inform the Office immediately so that this card can be cancelled.

Our residents' kind cooperation is much appreciated.

IMPORTANT NUMBERS

Security Gate:	012 244 1299	Hospital	012 252 1100
Estate Office	012 244 3000	Fire	012 305 3333
ADT Manager:		NSRI	082 990 5961
Martinus Snyman	082 378 7213	Ambulance	082 911
Armed Response:	082 442 0703		
Sgt. Terblanche:	082 568 4480		
Sector 3 Vehicle	082 370 2617		

CARIBBEAN BEACH CLUB
SECURITY COMMITTEE

www.caribbeanbeach.co.za

Tel: 012 244 3000 Fax: 012 244 3001 P.O. Box 109, Kosmos, 0261

C o n t r a c t o r s

The rules governing building activities which are set out below are the rules adopted by the CBCHOA and therefore binding on all residents. Every resident is obliged to ensure that his building contractor [“the Contractor”] is made aware of the rules and complies with these rules. CBCHOA has the right to suspend any building activity in contravention of any of the rules and the CBCHOA accepts no liability whatsoever for any losses sustained by a resident as a result thereof.

Building Times

BUILDING RULES

Building activity is only allowed during the following public time hours:

07:00 – 18:00 weekdays from

1 September to 30 April

07:00 – 17:00 weekdays from

1 May to 30 August

NOTE: No building activity is permitted on weekends and Public Holidays

General

If construction takes place adjacent to existing dwellings, the Contractor should make every effort to respect the privacy of the neighbour, and generally to reduce inconvenience.

Should CBC have any concern with the conduct of the Contractor, CBC may rectify as deemed necessary and CBC reserves the right at any time and without notice to suspend building activity until such undesirable conduct is rectified.

The contractor should undertake to comply with the above rules in addition to any further controls which may be instituted from time to time.

Contractor’s Responsibilities

The Contractor shall provide facilities for rubbish disposal and ensure that the workers use the facility provided and that the rubbish is removed weekly and not burnt on site.

The site is to be kept as clean as possible of building rubble, with regular cleaning taking place during building operations. Where materials off-loaded by a supplier encroach into the roadway, these materials must be moved by the Contractor. It is the contractor’s responsibility to clean the roadway of all such materials.

Contractors are not allowed to use semi-trailers for deliveries. Residents will be held liable for any damage caused to the roads or landscaping by such vehicles. Deliveries from suppliers should be scheduled during public times.

The Contractor shall provide toilet facilities for the workers on site.

Signage

Building boards may only be erected if they comply with the CBCHOA standards, details of which are available from the CBCHOA. The resident is responsible for the removal of the boards on completion of the building operations. Residents will be held liable for damage to kerbs and plants on sidewalks.

Access

All Contractors, Sub-contractors and workers must enter the Estate in an approved vehicle with a temporary access token, or alternatively obtain a casual employee card at the Security Gate by lodging a valid ID document which will be handed back on the return of the ID card. The Contractor must complete the requisite security data information sheets. All Contractors must be registered at the Estate Office.

Access Control Procedures

Residents

Access cards & 2010 car sticker

Possession of an access card will automatically give a resident access and exit to the estate by swiping their card on the card reader. Access Cards and Car Stickers can be obtained from the Estate Office.

Visitor / Deliveries / Day Contractors

Pre-announced

The owner **phones or sends a slip** to the main gate and the owner **verification code** must be presented to acknowledge they are indeed a resident. The Guests are logged in the Kalamazoo book & the Kalamazoo number given to the owner for the guests reference number on their arrival. No Kalamazoo code on arrival the guest is then considered to be an unannounced guest.

Unannounced Guard must place a call, via the Mircell system, to the owner of the unit to be visited.

NO Answer NO ACCESS

Only on the owner's permission will the guest be allowed access with the green Kalamazoo. Only once the correct owner's verification code has been confirmed, will the guard take the phone call to be that of the owner.

NO CODE – NO ACCESS.

Golfers / Club house

Booking Sheet for every day is delivered to Security Main gate at 5pm every day.

All additional bookings: Office places a call to security with booking details. When golfers arrive, Security phones Office with reference number to verify against Kalamazoo slip. Green Kalamazoo slip to be completed by Golfer who has his Kalamazoo stamped by the Office.

Restaurant

Phone for approval on the Mircell system.

Long term contractors, i.e. garden services, building contractors, domestic workers:

Only:

Upon written permission from the owner including the name of the company, the owner name, id nr. and contact number and a list of workers with copies of id's a turnstile gate access card will be issued to the contractor.

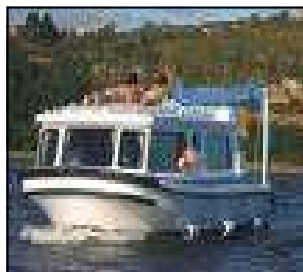
These must be submitted to the office 2 days in advance of entering as **NO** contractor will be allowed access with only an ID document.

Marina

Launching

All vessels launched are required to complete the voyage information log book at the boom gate prior to entering the dam, the skipper must provide his/her COC (Certificate of Competence) and COF (Certificate of Fitness) as well as have the correct CBC sticker. Please ensure that your trailer is furnished with a CBC unit number sticker

Should the Skipper fail to produce any of the above, the vessel will not be allowed to be launched. Launching of vessels by individuals will also require the above documents to be presented. Please be advised that this is being implemented to protect both you and the Estate from contravening any laws that might be in place now or into the future.



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MARINA COMMITTEE

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