

GUIDELINES FOR BUSINESS

Owners and/or residents who envisage running a business enterprise from the Woodhill Estate must comply with zoning regulations and in addition thereto complete the application form below for permission to be granted by the Association for such an enterprise. The Association will consider the criteria below in granting permission within the Woodhill Estate but the consent should not be seen as condoning any breach of zoning and bylaw regulations. Owners and/or residents not honoring the criteria herein will be subject to a fine and the Association reserves the right to do whatever is permissible in law to stop prohibited practices and to report same to the authorities. The Association has in addition thereto the right to remove display boards within the Estate. The Association is, however, under no obligation to interdict any person from conducting a business in contravention of zoning and bylaw regulations and residents aggrieved by business practices contravening zoning and/or bylaw regulations within the Estate may continue to protect and enforce their rights in a legal manner in this regard.

A business undertaking from a dwelling is subject to the following:

1. A maximum of 30% of the gross floor area of the dwelling place may be utilised, provided that such area does not exceed 60m².
2. The display of a name or advertising and notice boards is prohibited.
3. The storage of goods of any nature and/or hazardous waste is prohibited.
4. The display of goods contemplated shall be located inside the dwelling place and shall not be visible from the outside / street.
5. The loading and off-loading of goods by means of a private or commercial vehicle may not take place unless the mass does not exceed 3500kg, loading capacity included, and the maximum length, width and height of 5,5m, 1,8m and 2,1m respectively.

6. All visitors' and business vehicles shall be parked on the premises. No parking whatsoever is permitted on the pavement.
7. The parking of motor vehicles shall not impact neighbours' premises and/or the pavement.
8. A maximum of one person may be employed in addition to the resident / owner.
9. No disturbing industry or manufacturing enterprise will be permitted.
10. No disturbances, noises, smells, radioactive or annoying situations that may cause public discomfort will be permitted.
11. The following undertakings will be not be considered or permitted:
 - 11.1 Crèche,
 - 11.2 Funeral undertaking,
 - 11.3 Visitors information bureau,
 - 11.4 Building society,
 - 11.5 Bank agency,
 - 11.6 Towing service,
 - 11.7 Vehicle workshop,
 - 11.8 Carwash bay,
 - 11.9 School,
 - 11.10 Panel beater,
 - 11.11 Parcel delivery services,
 - 11.12 Travel agency,
 - 11.13 Shooting range,
 - 11.14 Blasting contractors,
 - 11.15 Butchery and/or meat-processing enterprise,
 - 11.16 Dog parlor,
 - 11.17 Seafood supply / wholesalers,
 - 11.18 Bakery,
 - 11.19 Vehicle sale showroom and offices,

- 11.20 Entertainment centre,
 - 11.21 Any manufacturing enterprise,
 - 11.22 Packaging and/or cartage contractors,
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- 12. The nature of the business must not generate excessive traffic and must not cause a nuisance to the neighbours. A maximum of two simultaneous visitors are permitted. The number of visitors may not adversely affect Woodhill's security
 - 13. The permission granted in terms of this policy can be terminated at the sole discretion of the Association, if the Rules governing business enterprises on the Woodhill Estate are contravened alternatively if the Association receives valid complaints in terms whereof the resident causes an ongoing nuisance to other residents.
 - 14. Residents and/or members shall have no claim whatsoever against the Association for damages or other causes.
 - 15. Residents who wish to conduct a business from their residential property will deliver a written notification to their neighbours to conduct this enterprise and proof thereof must accompany the request for permission to the Association. The Association reserves the right to contact the residents of neighbouring properties and to establish their views prior to granting approval.
 - 16. Valid complaints of neighbours will be taken into consideration in the granting alternatively withdrawal alternatively denial of permission.

Signature _____

I, _____ confirm acceptance of the above terms and conditions.

SIGNATURE

DATE

