



WESTRUTHER

INFORMATION GUIDE

January 2020

1. The property

Westruther is a gated estate with secured access. All roads and the park are private, as the property of the Westruther HOA. It is therefore permissible to keep gates closed with access control. Maintenance of all roads, park and street lighting is for the account of the HOA.

2. Road access

Permanent road access is from Paradyskloof Road across the neighbouring vineyard, connecting with the North-Eastern part of Bach Street. Building operations on Bach Street plots must be served by that entrance, and those on Telemann Street by the present top entrance over plot 15676, until plot 15676 has been sold and the new owner's occupation of it requires its exclusive use.

3. Pedestrian access

Owners of property on the perimeter of Westruther may not put in any pedestrian gate through the perimeter fencing.

4. Vineyards on either side of Westruther

Jan Coetzee from Vriesenhof is farming the vineyard on the North-Eastern side on a year-to-year basis on behalf of owner / developer Christopher Spottiswoode's brother, Stephen. There is no written agreement in place. Stephen paid for the new vines. The vineyard is still young and Stephen has no immediate intention of developing this property. No process has thus even started to rezone or approve for development. The Municipality does however make provision for this piece of land to be developed for residential use so with current information will probably approve this once requested.

The vineyard on the South-Western side belongs to the other brother, Brian, and he has recently embarked on planning for its rezoning and subdivision.

5. Security

The original seller, Christopher Spottiswoode, has committed to financing an upgrade to the existing perimeter security at Westruther. This upgrade is almost completed, outstanding is only the replacement of the temporary fences along the entire North-Western boundary of the estate with electrified Betafence and CCTV cameras. That work has already commenced.

6. Removal of trees

Permission needs to be obtained from HOA to remove trees. Permission also needs to be obtained to plant trees as per ADR.

7. Levies

Levies are currently R704 per month, but may be changed by the HOA in an ongoing way.

8. Animals

Rules to be determined by Westruther HOA. Please be part of an HOA consensus should you wish to have influence.

9. Top (South-Eastern) boundary (involving erven 15676, 15677 & 15678)

To reduce the security danger of the Wild Plum trees along this boundary planted so close (1 yard) to the actual boundary-line, the security fence has been situated 1 meter outside the actual boundary, in terms of encroachment agreements with the Municipality as owner of the land outside. No permanent structures should be erected in those strips of land.