

**LA LUCIA RIDGE BUSINESS PARK MANAGEMENT ASSOCIATION NPC**

**NO. 2001/008611/08**

(hereinafter referred to as "the Association")

I, the undersigned, \_\_\_\_\_

duly authorised hereto by virtue of a Resolution of the members/trustees/directors of:

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(hereinafter referred to as "the Close Corporation/Trust/Company" \*)

hereby advise that the Close Corporation/Trust/Company has purchased –

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(hereinafter referred to as "the Property")

And I hereby apply to have the Close Corporation/Trust/Company noted as a member of the Association from the date of registration of transfer of the property into the Close Corporation/Trust/Company's name.

I hereby undertake to sign any documents to effect the noting of the Close Corporation/Trust/Company as a member of the said Association and agree to abide by the terms and conditions of the Memorandum and Articles of Association of the Association, the Development Manual and any Rules made in terms thereof. In no way detracting from the generality of the aforementioned, I specifically acknowledge and agree to the undermentioned specific conditions, namely:

- 1 To pay a monthly levy to the Association as determined by the Association's Board of Directors.
- 2 Not to resign the Close Corporation/Trust/Company's membership of the Association whilst it is the owner of the property.
- 3 The Directors of the Association shall have the power to make rules from time to time as well as the power to substitute, add to, amend or repeal same for the management, control, administration, use and enjoyment of the Park for the purposes of giving proper effect to the provisions of the Memorandum and Articles of Association and for any other purpose, which powers shall include the right to impose reasonable financial penalties to be paid by members who fail to comply with the provisions of the Articles, Design Manual or Rules.

\* Copy of Resolution to be attached.

- 4 In no way detracting from the generality of the aforesaid, the Directors from time to time may make rules application within the Park [as defined in the Association's Articles of Association] specifically in regard to:
- a. The conduct of members and persons;
  - b. The use of land, open spaces, roads, et cetera;
  - c. The storing of flammable and other harmful substances;
  - d. The preservation of the natural environment;
  - e. The design guidelines for the establishment, installation and maintenance of gardens, both public and private;
  - f. The use, upkeep, aesthetics and maintenance of buildings, open spaces and natural reserve;
  - g. The use by owners of buildings;
  - h. The imposition of fines and other penalties to be paid by a member; and
  - i. Any other matter that may, in the opinion of the Directors require to be regulated.

And I undertake and shall be obliged to abide by such rules and shall ensure that all tenants, nominees, invitees and other persons who occupy the property or go upon the Park by virtue of the close corporation/trust/company's rights thereto, do likewise.

- 5 I understand that the close corporation/trust/company shall be obliged to accept transfer of the property subject, *inter alia*, to a condition registered against the title deeds to the property to the effect that the property or any portion thereof or interest therein shall not be alienated, leased or transferred without the prior written consent of the Association first being had and obtained.
- 6 The close corporation/trust/company shall not be entitled to sell or otherwise transfer the property unless it is a suspensive condition of sale or transfer that:
- a. the Association grants its written consent to such sale or transfer [which consent it shall be entitled to withhold in the event of any monies being due and owing to the Association by the close corporation/trust/company or the close corporation/trust/company being in breach of any of the Articles of Association or any Rules made by the Association from time to time, and failing to remedy such breach];
  - b. The transferee, in a manner acceptable to the Association, agrees to become a member and is admitted as a member of the Association.
- 7 In order to maintain high standards and with a view to ensuring an attractive and harmonious development within the Park, any building or other structure to be erected on the property or any alteration or extension to be effected to any building or structure on the property, shall be done strictly in accordance with building plans which have been submitted to an approved of in writing by the Design Review Panel of the Association and the Local Authority and no work whatsoever shall commence until such time as the relevant approvals

have been obtained. I acknowledge that I am aware of the Association's various requirements in this regard and, in no way detracting from the generality of the aforesaid, I am aware of the provisions of the Association's Development Manual and architectural controls.

- 8 I understand and agree that the close corporation/trust/company shall not be entitled to change the current use of the property without the prior written consent of the Association first being had and obtained.

I confirm the close corporation/trust/company's contact details are as below and I nominate it's undermentioned physical address as its *domicilium citandi et executandi* for all purposes [including but in no way limited to, the service of any notice that the Association may wish to serve upon it in terms of the Association's Articles of Association or any court process that the Association may be required to serve upon me in the event of the Association instituting any legal action against it], namely:

Postal Address

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ Code \_\_\_\_\_

Physical Address

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ Code \_\_\_\_\_

Telephone

\_\_\_\_\_

Telefax

\_\_\_\_\_

Cellular

\_\_\_\_\_

Email

\_\_\_\_\_

ID / Registration No

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Vat No.

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Representative's full name

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Signed at

on

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Duly authorised