



MOUNT EDGECOMBE
COUNTRY CLUB ESTATE

PET ACKNOWLEDGEMENT FORM FOR RESIDENTS OF MOUNT EDGECOMBE COUNTRY CLUB ESTATE ONE

Please tick relevant box:

| | | | | | | | |
|------------------------|--|----------------------|--|---------------|--|-----------------------|--|
| Sale: | | Private Sale: | | Lease: | | Private Lease: | |
| Pet Transferral | | | | | | | |

| | | | |
|-----------------|-----------------|------------------------|--|
| LOT NO: | ADDRESS: | | |
| FREEHOLD | | SECTIONAL TITLE | |

I, _____
[Purchaser/Tenants full names]

confirm that

[Estate Agent/ Owners full names]

has explained the MECCEMA rules with regard to pets on the Estate as follows:

| <i>Rule</i> | Please initial: | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|---------------------|
| | <i>Purchaser/ Tenant</i> | <i>Agent/ Owner</i> |
| <u>6. THE RIGHT TO KEEP AND THE CONTROL OF PETS / ANIMALS</u> | | |
| <u>6.1 Local Authority By-laws</u> Local Authority By-Laws relating to pets must be complied with (i.e. licensing/ numbers/inoculations etc.) | | |
| <u>6.2 Conditions for Ownership of pets</u> <u>Prior</u> to bringing a pet onto the Estate, and when a pet is replaced, the following conditions must be met: | | |
| a) Written permission must be obtained from the Association and any applicable Body Corporate. Permission will not be unreasonably withheld by the Association provided compliance with the rules is satisfied. | | |
| b) No more than two dogs are permitted per household. No more than two cats are permitted per household. | | |
| c) Dogs must be of a breed, size and disposition suitable, in the opinion of the Association, to the area of the property on which they will be contained. Please see Annexure A below. | | |
| d) All dogs and cats must be spayed / neutered. A veterinary certificate of compliance must be produced along with the request for permission to keep the pet. | | |
| e) Each dog and cat must at all times wear a collar with a legible name tag indicating the Owner's name and telephone number. In addition, all dogs and cats must also have identification chips implanted. Proof of microchipping as well as microchip numbers to be given to the Association for identification purposes. | | |

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| <p>f) Only small caged birds will be allowed, subject to not more than two birds per cage and a maximum of two portable cages. Parrots, parakeets and other loud squawking/screeching/talking birds will be subject to special noise restrictions. Aviaries are not permitted to be erected but monkey-proof bird feeder structures will be allowed with consent from the Association.</p> | | |
| <p>g) Pigeons, poultry, peacocks, wild animals, livestock, rabbits, snakes, reptiles and the like are not allowed to be kept on the Estate.</p> | | |
| <p>h) No visitor may bring any pet onto the Estate.</p> | | |
| <p><u>6.3 Containment and control of dogs</u> Dogs must be kept in an adequately sized and contained area within the Owner’s property and when outside the Owner’s property must, at all times, be on a leash and under the control of a responsible person. Dogs are not allowed to run loose on the estate or the golf course. Stray dogs without a name tag will be impounded and held in the Estate kennels for collection by the Owner. Repeated offences in this regard will result in the imposition of penalties upon the Owner.</p> | | |
| <p><u>6.4 Fouling of the Estate by pets</u> Fouling by pets of property belonging to the Estate and the Golf Course or to other Owners’ properties must be removed immediately by the responsible Owner. For this purpose, Owners are requested to carry a scooper and plastic bags whenever walking their pets outside of their own property.</p> | | |
| <p><u>6.5 Prohibition of noise disturbance by pets</u> Pets may not be allowed to be a nuisance or cause a disturbance or annoyance to others through barking, howling, squawking, etc. and no pet may be left alone in a unit for an extended period. The Association will be entitled but not obliged to investigate and make a finding and recommendation to the Board and to take such steps as may be necessary to remedy the situation in the event of any persistent complaints of such nuisance, disturbance or annoyance being submitted to the Association. In terms of Clause 8.10.6 of the Memorandum of Incorporation, the Board may make an order to remedy the situation, including that the pet shall, forthwith, be removed from the Estate, which order shall be final and binding. For the purposes hereof “persistent complaints” shall mean more than one complaint in writing from a resident in any four week period regarding alleged nuisance, disturbance or annoyance caused by another residents pet or pets each of which is to be supported in writing by at least one other resident. Any other complaints in respect of a breach of this rule shall be dealt with as pure neighbour issues and left to the residents concerned to resolve between themselves and neither the Board of the Association nor management shall be obliged to intervene in or resolve such complaints.</p> | | |
| <p><u>6.6 Contravention of pet keeping rules</u> Any animal, bird or reptile kept on the Estate in contravention of these rules shall be removed, forthwith, on notice from the Association.</p> | | |

Purchaser / Tenants Signature: _____

Estate Agent/ Owners Signature: _____

ANNEXURE A

PROHIBITED LARGE AND/OR AGGRESSIVE DOG BREED LIST

Rule 4.1.3 states that: "Dogs must be of a breed, size and disposition suitable, in the opinion of the Association, to the area of the property on which they will be contained. In applying this rule the Board shall be entitled to determine that certain large and/or aggressive breeds of dogs will not be permitted at all should the Board in its sole discretion determine that the presence of such breeds of dogs should not be permitted within the Estate. A comprehensive list of such breeds, which may be updated by the Board from time to time, is available from Estate Management upon request."

The following list comprises dog breeds that are either large/tall in size or have a potential inclination towards aggression, which could pose a significant risk to residents and which will not be considered for approval. This list is not exhaustive and may be supplemented from time to time. Crossbreeds of dogs included on this list are also not permitted nor are mixed-breeds which are predominantly mixes of any one or more of the dog breeds in this list.

Should a dog application be received for a breed not common to South Africa, such application will need to be individually assessed and MECCEMA may require further expert advice when considering if the dog should be permitted.

As an aside it is imperative that all dog breeds allowed within the Estate remain confined to the property they are registered to and are leashed at all times during walks. Loose dogs pose a threat to and cause undue stress to the estate wildlife, irrespective of their size.

The listed dog breeds which are commonly known to exhibit aggressive tendencies (not in any particular order) and which are not permitted (and as such will not be considered for approval) are:

| | | | |
|---------------------|-----------------------------------------------------|-------------------------|----------------------------|
| 1. Boerboel | 2. Rottweiler | 3. Doberman | 4. Bullmastiff |
| 5. German Shepherd | 6. American Staffordshire Terrier / Pitbull Terrier | 7. Bull Terrier | 8. Dogo Argentino |
| 9. American Bulldog | 10. Belgian Malinois | 11. Cane Corso | 12. Perro de Presa Canario |
| 13. Siberian Husky | 14. Chow Chow | 15. Rhodesian Ridgeback | |

Additionally, the following tall/large dog breeds are not permitted (and will not be considered for approval) based on their height and weight and are regarded as unsuitable to be kept on any properties within the Estate:

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| 1. Great Dane | 2. St. Bernard | 3. English Mastiff |
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| 4. Irish Wolfhound | 5. Wolf Dog | 6. Neopolitan Mastiff |
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Reasoning for the inclusion of certain dog breeds on the prohibited list:

1. **Boerboel:** These large and powerful dogs were bred for guarding and repelling intruders, making them potentially dangerous. They also possess a strong prey drive and territorial nature.
2. **Rottweiler:** Their powerful jaws tend to hold on to victims without releasing. Proper training from a young age is crucial for acclimating them to their surroundings. While not naturally aggressive, they may display aggression in response to certain people, animals, or situations, depending on their upbringing.
3. **Doberman:** Anxiety, fear, and a desire to protect their territory contribute to their aggressive tendencies. They have a formidable bite strength (reportedly around 272 kgs of pressure) and can exhibit aggression towards strangers and occasionally their owners due to their strength and intelligence.
4. **Bullmastiff:** Bred as guard dogs, they possess strong territorial and protective instincts. Nowadays, their protective nature is directed towards their families, and they may act aggressively if they perceive their family to be in danger. Without proper training and socialization, Bullmastiffs can be dangerous.
5. **German Shepherd:** With a powerful bite that can cause severe physical injuries, this breed can become territorial and possessive. They can display aggression when they feel invaded or when unwanted guests are present. German Shepherds require proper socialization and training to prevent aggression. Otherwise, their territorial nature can manifest in aggressive behaviour.
6. **American Staffordshire Terrier / American Pitbull Terrier:** American Staffordshire terriers are widely considered one of the most dangerous dog breeds due to their quickness to anger and bite. As a result, they are banned in several areas. Without expert training, they can be stubborn and prone to aggressive outbursts. Given their background, they have a high potential for aggressiveness towards other beings if they feel unsafe. Pitbull terriers, due to their selective breeding for fighting, can also exhibit aggression regardless of socialization efforts.
7. **Bull Terrier:** These dogs can be extremely territorial and protective of their family, particularly around strangers. Lack of socialization from a young age may result in hostility towards small, loud children. Insufficient physical activity can lead to pent-up energy and outbursts of rage and aggression.
8. **Dogo Argentino:** Considered one of the most aggressive breeds, they are not necessarily dangerous to people. Bred for fighting and hunting, they can be dangerous, especially to other animals, without proper training and socialization.
9. **American Bulldog:** Their strong drives and dominance can cause aggression towards other dogs.
10. **Belgian Malinois:** This strong and robust breed exhibits a range of temperaments and levels of aggression. It is not suitable for households with small, unpredictable children and requires an experienced owner due to its working breed nature.
11. **Cane Corso:** Possessing a strong protective instinct, they may unnecessarily defend their family and environment. This trait places them on the dangerous dogs list in many regions. Improper socialization or abuse can lead to aggression. Although all dogs can become aggressive regardless of breed, Cane Corsos have the size and mass to inflict serious harm.
12. **Perro de Presa Canario:** Known for its reputation as an aggressive and sometimes dangerous breed, it has gained notoriety due to high-profile attack incidents. Similar to Pit Bulls, there is no significant difference in the number of attacks on children versus adults.
13. **Siberian Husky:** Regarded as one of the most powerful huskies, they can cause harm and injuries to children or adults if they become aggressive. Often highly strung, they tend to bark excessively and have a strong tendency to escape properties, making them successful in their attempts. They also possess a strong predatory drive.
14. **Chow Chow:** These dogs have the potential to be very aggressive towards humans and other animals. They can be intensely territorial and naturally dominant.
15. **Rhodesian Ridgeback:** Known for being nervous/fear biters, this African hunter dog's predatory instincts make it highly likely to chase other animals.